



Gunthorpe Road Peterborough, PE4 7TP

A spacious four-bedroom semi-detached home offering over 1,600 sq ft of accommodation, with generous living space, modern kitchen, driveway parking, garage and a large enclosed rear garden, situated in a well-established residential area of Gunthorpe. Well presented throughout with brand new kitchen and flooring throughout as well as extensive redecoration. Viewing a must.

£1,750 PCM

Gunthorpe Road

Peterborough, PE4 7TP



- Four-bedroom semi-detached home
- New fitted kitchen
- Large enclosed rear garden
- Fully redecorated and New Flooring Throughout
- Ground floor Wc & First Floor Family Bathroom
- EPC Rating C
- Three reception areas including garden room
- Extensive driveway parking & Single Integral Garage
- Please Refer to Attached Key Facts for Tenants For Material Information Disclosures

Storm Porch

WC

Family Bathroom

Entrance Hall

First Floor Landing

8'5 x 7'7 (2.57m x 2.31m)

Living Room

16'0 x 13'0 (4.88m x 3.96m)

Bedroom 1

13'5 x 12'2 (4.09m x 3.71m)

Off street Parking & Single Garage

Dining Room

13'0 x 9'7 (3.96m x 2.92m)

Bedroom 2

12'11 x 12'2 (3.94m x 3.71m)

Generous Enclosed Rear Garden

Garden Room

13'9 x 12'5 (4.19m x 3.78m)

Bedroom 3

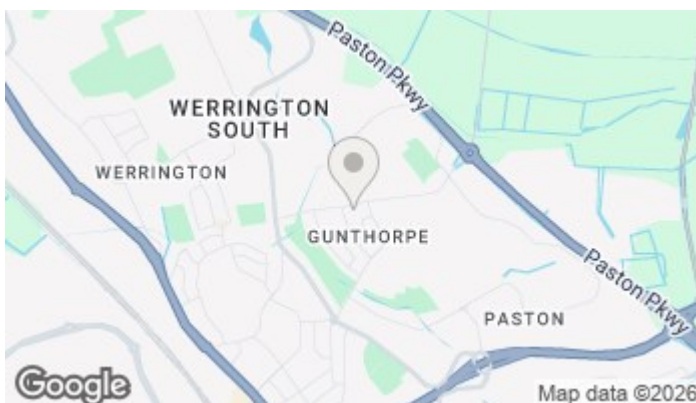
13'3 x 12'2 (4.04m x 3.71m)

Kitchen/Breakfast

16'11 x 10'3 (5.16m x 3.12m)

Bedroom 4

13'3 x 9'4 (4.04m x 2.84m)

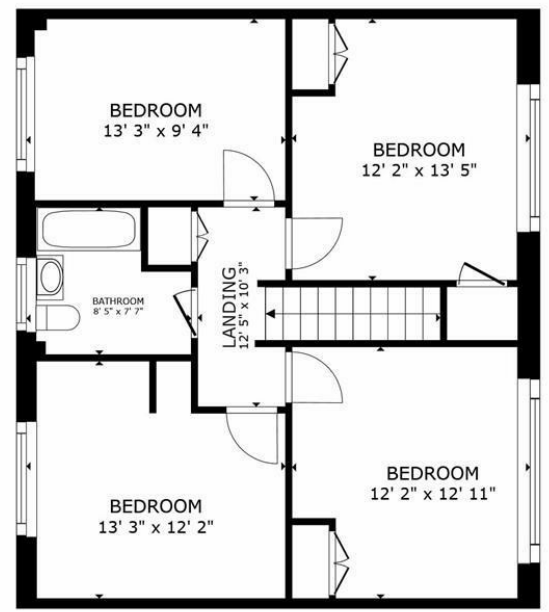
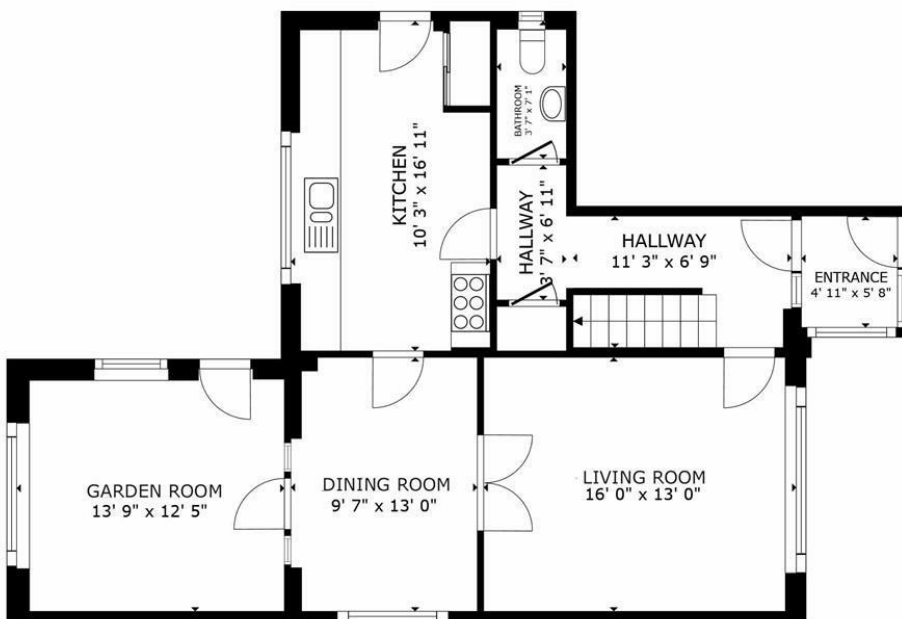


Directions

Please use the following postcode for Sat Nav guidance - PE4 7TP



Floor Plan



GROSS INTERNAL AREA
 FLOOR 1 869 sq.ft. FLOOR 2 766 sq.ft.
 TOTAL : 1,635 sq.ft.
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			84
(81-91) B			
(69-80) C		72	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	