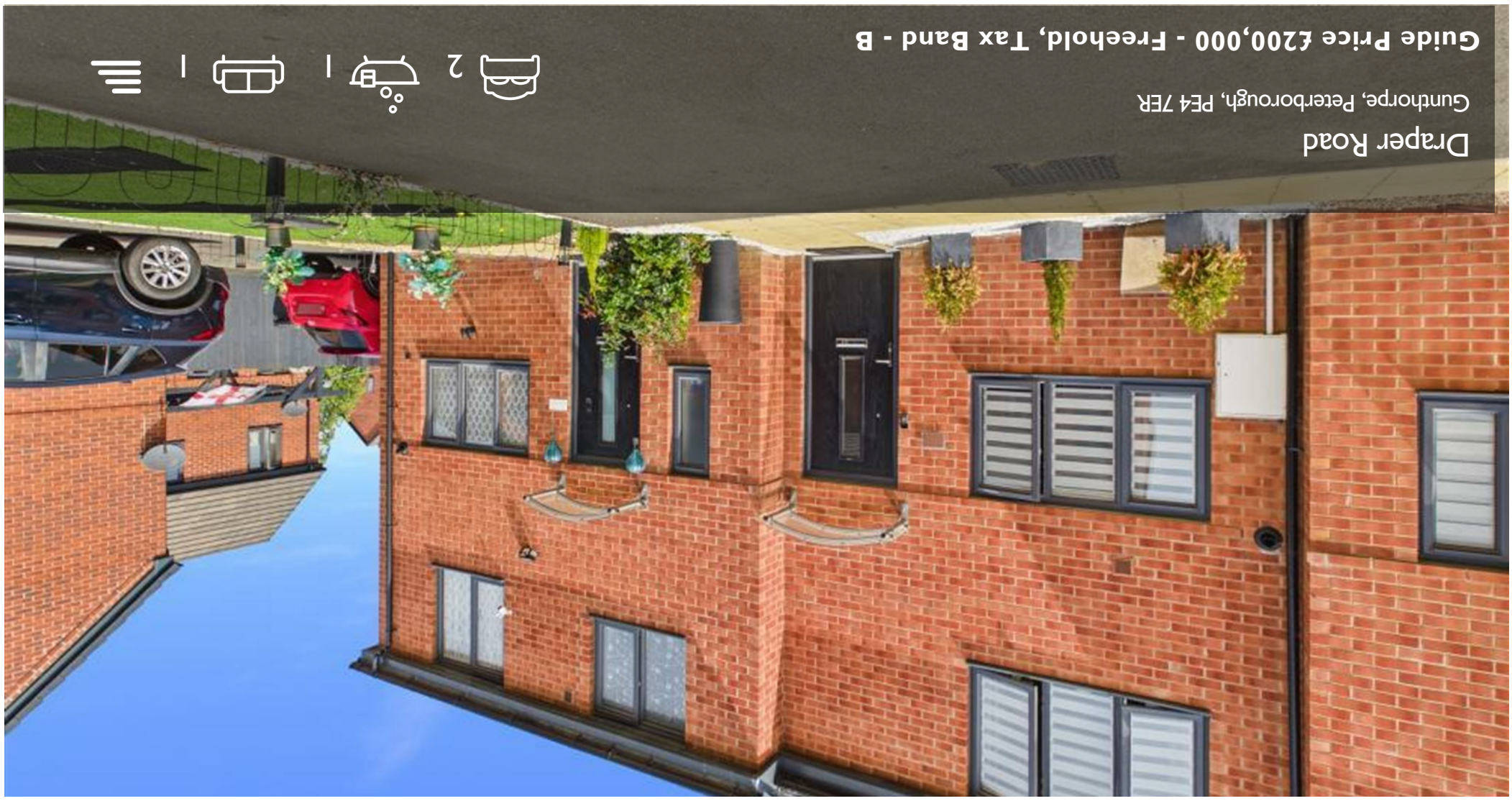


Draper Road

Gunthorpe, Peterborough, PE4 7ER

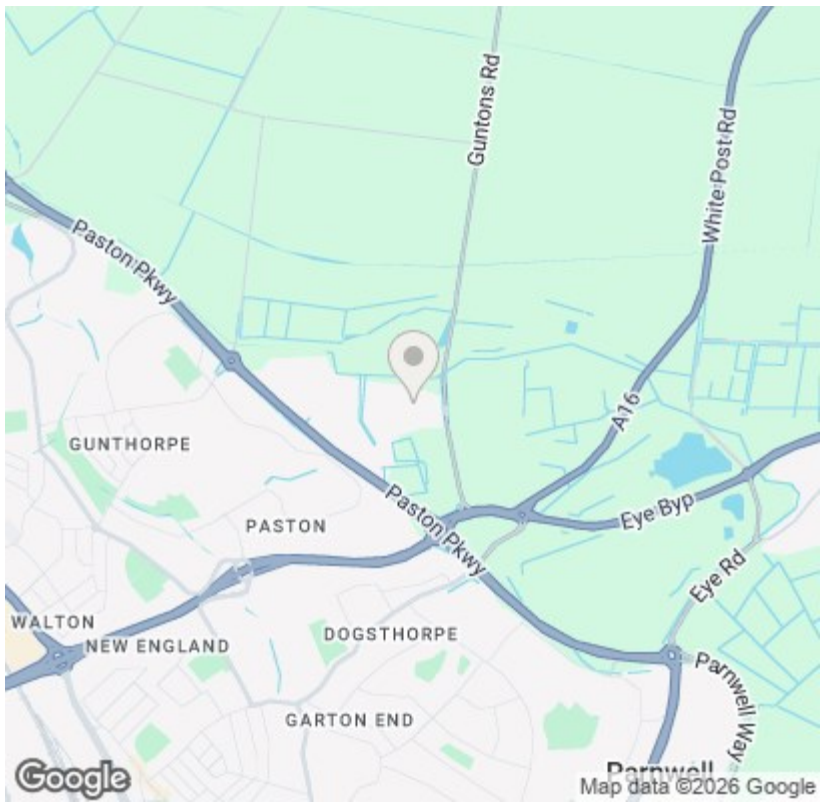
Guide Price £200,000 - Freehold, Tax Band - B

2 | | |

Floor Plan



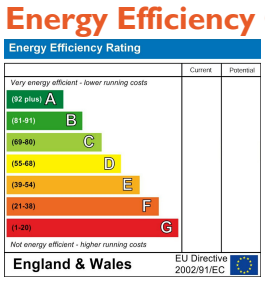
Area Map



Viewing

Please contact our City & County Estate Agents - Peterborough Office on 01733 563965 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



Disclaimer Important Notice: In accordance with the Property Misdescriptions Act (1991) we have prepared these Sales Particulars as a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. Neither has the Agent checked legal documentation to verify the legal status of the property or the validity of any guarantee. All photographs, measurements, floorplans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts. Please note, if the property is being purchased as buy to let, you should consider whether selective licencing is applicable.

A non-refundable purchaser administration fee will be payable by the successful buyer to cover AML checks, identity verification, and proof of funds validation, with full details provided upon offer acceptance.

Draper Road

Gunthorpe, Peterborough, PE4 7ER

GUIDE PRICE £200,000-£220,000

Offered to the market with no forward chain, this well presented two bedroom terrace home is an ideal purchase for first time buyers, downsizers or investors. Situated in a quiet location, the property benefits from a tarmac driveway providing off road parking for two vehicles, a spacious kitchen diner, downstairs WC, first floor family bathroom and a private enclosed rear garden, all within easy reach of local amenities.

Entering the property through the entrance hall, you are welcomed into a bright and well laid out home. To the front is the spacious kitchen diner, fitted with a range of wall and base units, ample worktop space and room for a dining table, making it perfect for everyday family living. To the rear, the generous living room provides an excellent space to relax and entertain, with French doors opening directly onto the enclosed rear garden, allowing plenty of natural light to fill the room. A convenient downstairs WC completes the ground floor accommodation. The first floor comprises two well proportioned double bedrooms, with the principal bedroom offering a comfortable retreat and the second bedroom providing flexibility as a guest room, nursery or home office. The modern family bathroom is fitted with a three piece suite and serves both bedrooms.
Outside, the front of the property benefits from a tarmac driveway providing off road parking for two vehicles. To the rear, the private enclosed garden offers an ideal outdoor space for entertaining, gardening or enjoying the warmer months. Conveniently located close to local amenities, schools and transport links, this attractive home is offered with no forward chain, making it an excellent opportunity for first time buyers looking to step onto the property ladder or investors seeking a ready to let addition to their portfolio.

Entrance Hall
1.16 x 1.13 (3'9" x 3'8")

Kitchen Diner
3.63 x 3.07 (11'10" x 10'0")

WC
1.57 x 0.90 (5'1" x 2'11")

Living Room
3.29 x 4.06 (10'9" x 13'3")

Landing
1.46 x 1.95 (4'9" x 6'4")

Master Bedroom
3.02 x 4.06 (9'10" x 13'3")

Bathroom
1.99 x 1.96 (6'6" x 6'5")

Bedroom Two
2.57 x 3.06 (8'5" x 10'0")

EPC - B
84/98

Tenure - Freehold
There is a community Green Space Charge payable, current figure is £150 per annum.

IMPORTANT LEGAL INFORMATION
Construction: Standard
Accessibility / Adaptations: None
Building safety: No
Known planning considerations: None

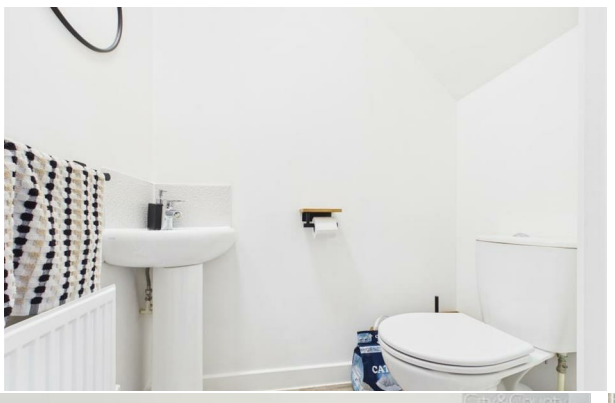




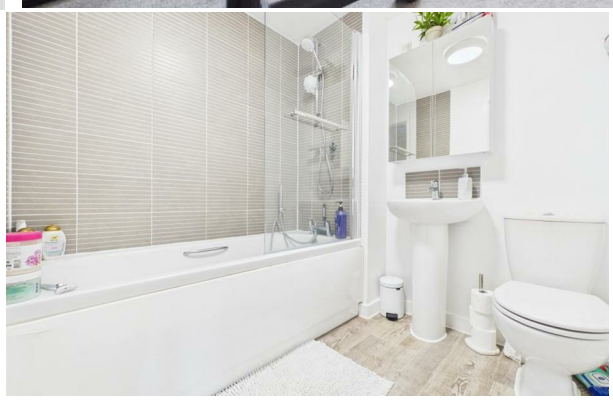














Flooded in the last 5 years: No
Sources of flooding: n/a
Flood defences: No
Coastal erosion: No
On a coalfield: No
Impacted by the effect of other mining activity: No
Conservation area: No
Lease restrictions (answer yes if there are restrictions, eg does not allow pets): No
Listed building: No
Permitted development: No
Holiday home rental: No
Restrictive covenant: No
Business from property NOT allowed: No
Property subletting: No
Tree preservation order: No
Other: No
Right of way public: No
Right of way private: No
Registered easements: No
Shared driveway: No
Third party loft access: No
Third party drain access: No
Other: No
Parking: Driveway Private
Solar Panels: No
Water: Mains
Electricity: Mains Supply
Sewerage: Mains
Heating: Gas Mains
Internet connection: Cable
Internet Speed: up to 1800Mbps
Mobile Coverage: EE - Great, O2 - Great, Three - Great, Vodafone - Excellent

Disclaimer: If you are considering purchasing this property as a Buy-to-Let investment, please be advised that certain areas may be subject to Selective Licensing schemes. Prospective purchasers are strongly advised to carry out their own due diligence to ensure compliance with any applicable licensing requirements, including any associated fees or obligations.

All information is provided without warranty. The information contained is intended to help you decide whether the property is suitable for you. You should verify any answers which are important to you with your property lawyer or surveyor or ask for quotes from the appropriate trade experts: builder, plumber, electrician, damp, and timber expert.





