



## 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.

£1,650 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

Entrance Hall

Living Room

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

Dining Room

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

Garden Room

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

Kitchen/Breakfast

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

WC

First Floor Landing

Bedroom 1

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

Bedroom 2

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

Bedroom 3

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

Bedroom 4

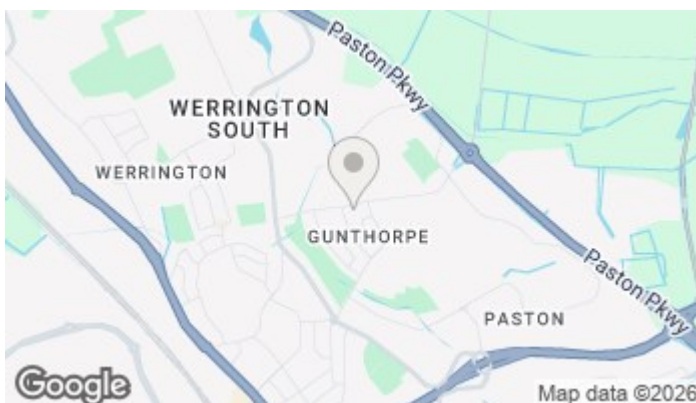
13'3 x 9'4 (4.04m x 2.84m)

Family Bathroom

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

Off street Parking & Single Garage

Generous Enclosed Rear Garden

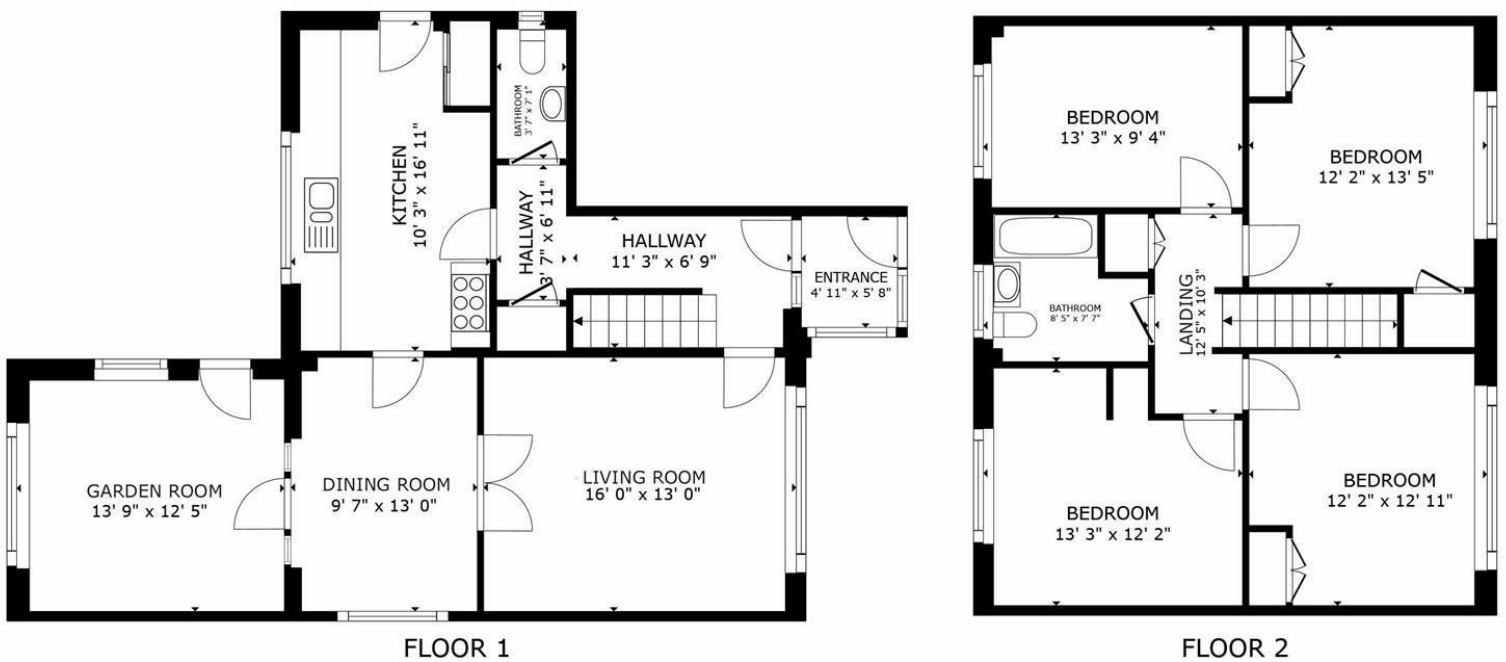


## Directions

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.



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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			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	