



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.

£1,850 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

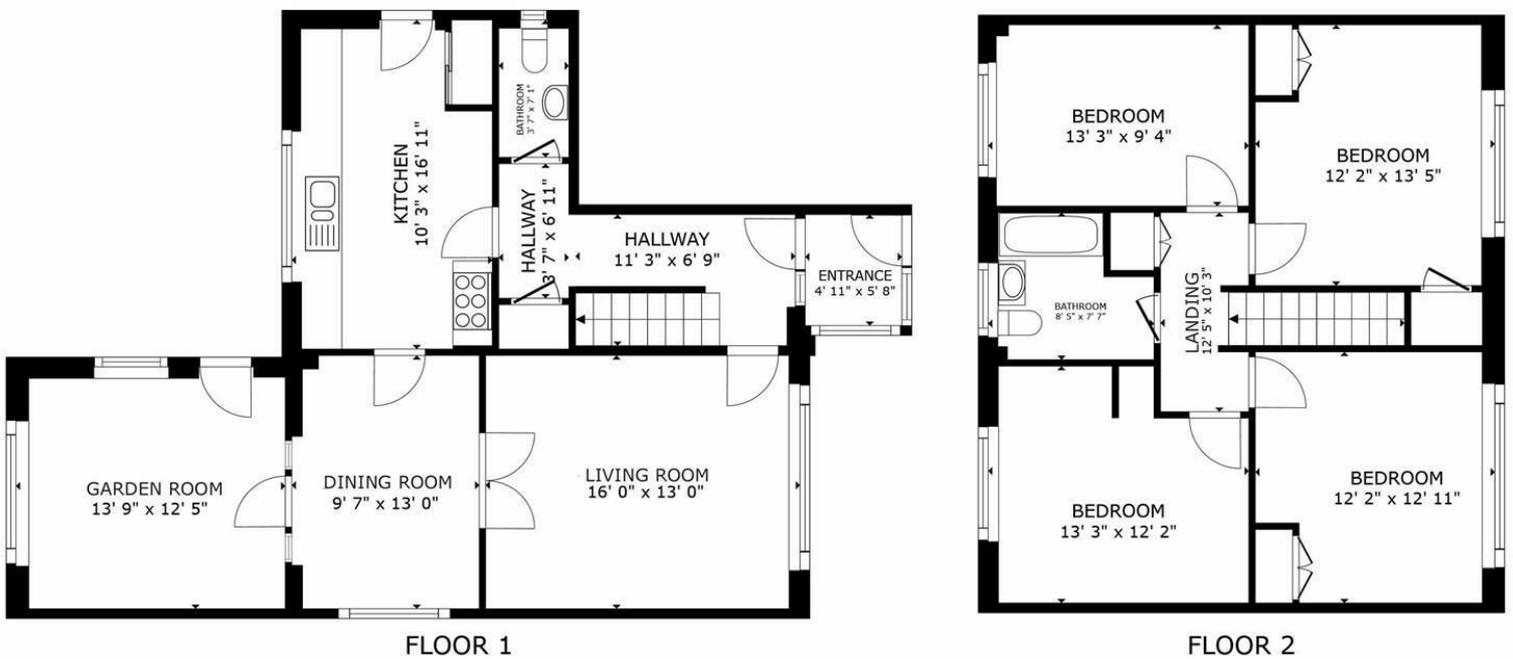


Directions

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 | | | |
| England & Wales | | EU Directive 2002/91/EC | |