



Mandairs is pleased to present this beautifully presented coach house offering two bedrooms, kitchen with lounge and dining areas, family bathroom, and two allocated parking spaces. With over three years of NHBC warranty remaining. Located in the sought after area of Gunthorpe.

**£175,000** Freehold | 2 bedroom terraced house for sale | Council Tax Band: A





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#### Ground Floor

##### Entrance Hall

Double glazed door to entrance hallway, radiator, laminate flooring, stairs to first floor.

##### First Floor

##### Kitchen

2.85m (9'4") x 2.27m

Fitted with a matching range of base and eye level units with worktop space over, 1+1/2 bowl stainless steel sink with mixer tap, plumbing for washing machine and dishwasher, space for fridge and freezer, fitted electric oven, built-in four ring electric hob with pull out extractor hood over, uPVC double glazed window to front.

##### Lounge Area

2.80m (9'2") x 3.20m (10'6")

UPVC double glazed French doors to Juliet Balcony, radiator, fitted carpet, open plan to:

##### Dining Area

2.47m (8'1") x 3.15m (10'3")

Storage cupboard, radiator, fitted carpet, doors to:

##### Bathroom

Fitted with three piece suite comprising deep panelled bath, pedestal wash hand basin and close coupled WC, tiled splashbacks, radiator, vinyl flooring.

##### Bedroom1

3.58m (11'9") x 2.52m (8'3")

UPVC double glazed window to rear, radiator, fitted carpet.

##### Bedroom 2

2.52m (8'3") x 2.07m (6'9")

UPVC double glazed window to rear, radiator, fitted carpet.

##### Outside

Two storage cupboards with access to outside tap and two allocated parking spaces.







#### Investment Information

If you are considering this property for BUY TO LET purposes, please call our lettings team, on 01733 794200. They will be happy to offer free expert advice on all aspects of the lettings market including potential rental yields for this property.

#### Disclaimer:

Whilst every effort is made to ensure the accuracy of these details, it should be noted that the measurements are approximate only. Floorplans are for representation purposes only. Therefore, the layout of doors, windows and rooms are approximate and should be regarded as such by any prospective purchaser. Any internal photographs are intended as a guide only and it should not be assumed that any of the furniture/fittings are included in any sale. Where shown, details of lease, ground rent and service charge are provided by the vendor and their accuracy cannot be guaranteed, as the information may not have been verified and further checks should be made either through your solicitor/conveyancer. Where appliances, including central heating are mentioned, it cannot be assumed that they are in working order, as they have not been tested. Please also note that wiring, plumbing and drains have not been checked.

Council Tax Band: A (Peterborough City Council)

Tenure: Freehold

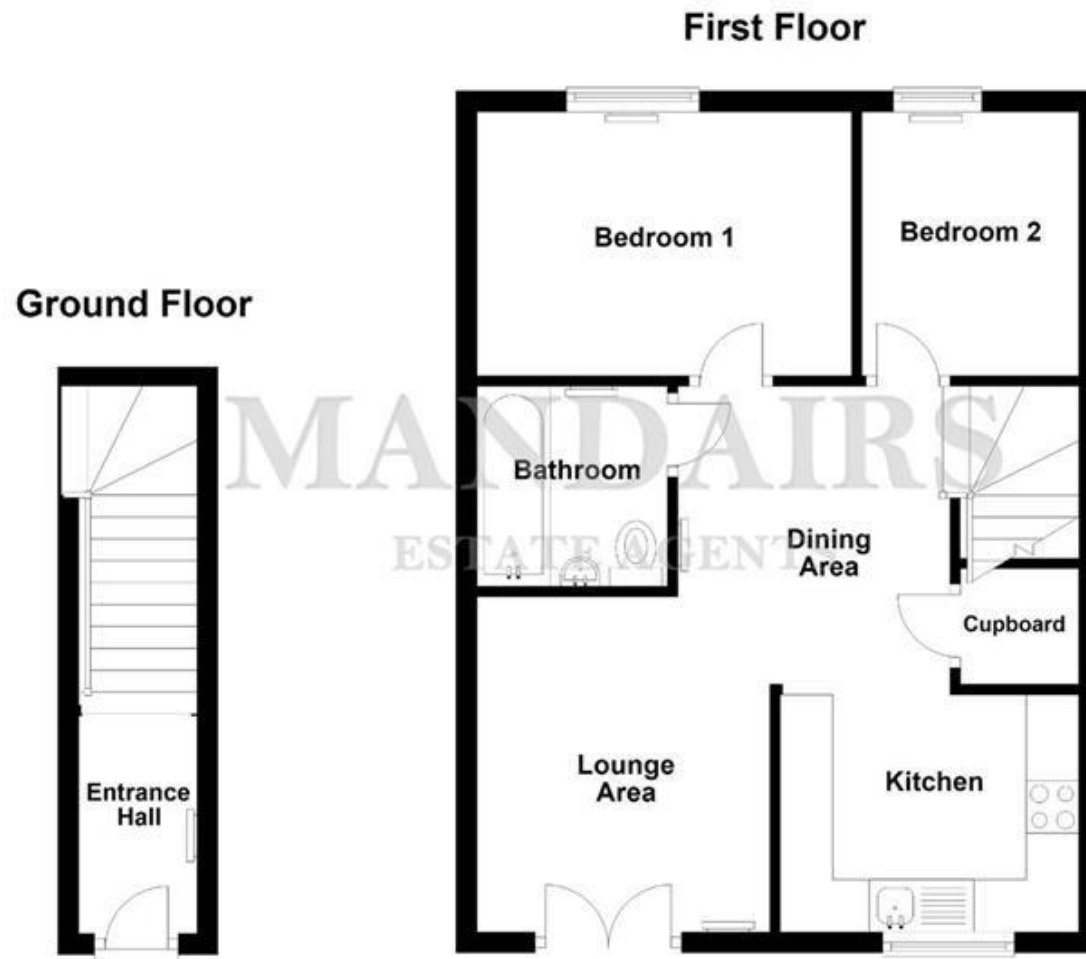
Electricity supply: Mains

Heating: Gas Mains

Water supply: Mains

Sewerage: Mains

- Two Bedrooms
- Two Allocated Parking Spaces
- Open Plan Living
- Juliet Balcony
- Ideal First Time Buy
- Sought After Location
- No Onward Chain
- NHBC Warranty



Energy Efficiency Rating		
Very energy efficient - lower running costs	Current	Potential
92-100 <b>A</b>		
81-91 <b>B</b>		
69-80 <b>C</b>	82	82
55-68 <b>D</b>		
39-54 <b>E</b>		
21-38 <b>F</b>		
1-20 <b>G</b>		
<small>Not energy efficient - higher running costs</small> <b>England &amp; Wales</b> EU Directive 2002/91/EC		
<small>The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.</small>		

Viewing by appointment only  
 Mandairs Estate Agents  
 66 Canterbury Road, Werrington, Peterborough PE4 6PA  
 Tel: 01733 961600 Email: [info@mandairs.co.uk](mailto:info@mandairs.co.uk) Website:

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