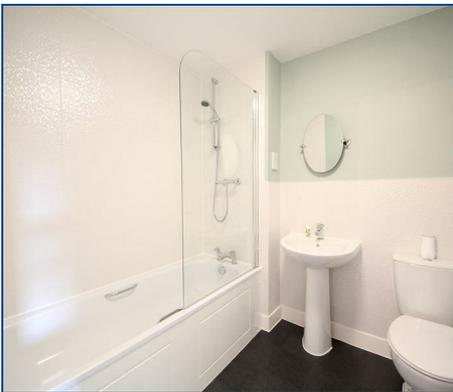


Peterborough
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7 Office Village, Cygnet Park, Peterborough, PE7 8GX



**Manor Drive, Gunthorpe, Peterborough, PE4 7AR
 £925 Per month**

MODERN DEVELOPMENT* *2 BEDROOMS* *EASY ACCESS TO A15* *NO PETS
 Regal Park are pleased to offer this well presented 2 Bedroom Terrace House in the popular location of Gunthorpe. The property is situated on the modern Roman Fields development and comprises of: Entrance Hall, Kitchen, Cloakroom, Lounge/Dining Room, 2 Bedrooms and a Bathroom.
 There is an enclosed rear Garden and 2 allocated parking spaces.
 Viewings Highly Recommended.

Energy Efficiency Rating	Environmental Impact (CO ₂) Rating
A	A
B	B
C	C
D	D
E	E
F	F
G	G





Entrance Hall

Radiator, fitted carpet, telephone point, smoke detector, stairs, door to:

Kitchen

12'8" x 10'8" max (3.86m x 3.25m max)

Fitted with a matching range of base and eye level units with worktop space over, stainless steel sink unit with mixer tap, wall mounted concealed boiler, plumbing for washing machine, space for fridge/freezer, fitted electric fan assisted oven, built-in four ring gas hob with extractor hood over, uPVC double glazed window to front, double radiator, tiled flooring, smoke detector and co detector, under-stairs storage cupboard, door to:

Cloakroom

Fitted with two piece suite comprising, pedestal wash hand basin and low-level WC, radiator, tiled flooring.

Lounge/Dining Room

10'8" x 13'2" (3.25m x 4.01m)

Double radiator, fitted carpet, telephone point, TV point, uPVC double glazed french double doors to garden.

Landing

Radiator, fitted carpet, smoke detector, access to loft.

Bedroom 1

10'9" x 13'2" max (3.28m x 4.01m max)

Two uPVC double glazed windows to front, radiator, fitted carpet, telephone point, TV point, over-stairs storage cupboard.

Bedroom 2

8'8" x 13'2" (2.65m x 4.01m)

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

Bathroom

Fitted with a three piece suite comprising of a deep panelled bath with power shower over and glass screen, pedestal wash hand basin and low-level WC, tiled surround, shaver point, heated towel rail, vinyl flooring.

Outside

The rear garden has a patio area, lawn area, outside lighting, timber shed, gated rear access.

There are 2 allocated parking spaces to the rear of the property.

Lettings Disclaimer

Important Notice: In accordance with the PROPERTY MISDESCRIPTIONS ACT (1991) we have prepared these 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, floor plans 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 you. The copyright of all details, photographs and floor plans remain exclusive to Regal Park.