



**FITZJOHN**  
SALES & LETTINGS

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## 31 Pennine Way Peterborough PE4 7TA

Guide price £170,000



Situated in the ever-popular residential area of Gunthorpe, this extended two-bedroom semi-detached home on Pennine Way is offered to the market with the significant advantage of No Forward Chain, making it an ideal opportunity for a straightforward purchase.



Upon entering, you are welcomed by an entrance hall leading into a spacious 18ft lounge, to the rear, a generous 15ft kitchen/diner provides an excellent space for modern family living, complemented by a convenient ground floor W/C and a shower room/utility area, adding practicality and flexibility to the layout.

Upstairs, the first floor hosts two double bedrooms, both offering ample space, alongside family bathroom.

Externally, there is a driveway providing off-road parking for multiple vehicles, while to the rear, an enclosed garden offers a private outdoor space.

A standout feature of this home is the substantial 22ft garage with an office to the rear, presenting an excellent opportunity for those working from home, running a business, or in need of additional workspace.

Further benefits include UPVC double glazing throughout and gas central heating, with a recently installed gas boiler, ensuring comfort and efficiency. The property holds an Energy Performance Rating of C and falls within Council Tax Band A, helping to keep ongoing costs affordable.

In our valuers' opinion, this property represents an excellent opportunity for first-time buyers looking to get onto the property ladder, as well as buy-to-let investors, with an estimated rental potential of approximately £1,200 PCM.

Entrance Hall - 9'2 x 5'11

Carpeted flooring, radiator, uPVC double glazed window to the side, stairs to first floor landing.

Lounge - 18'1 x 15'2

Carpeted flooring, radiator, uPVC double glazed window facing the front.

Kitchen/Diner - 15'4 x 12'11

Tiled flooring, radiator, uPVC double glazed window facing the rear, fitted wall and base units, space for freestanding oven, space for American style fridge/freezer.

Shower Room / Utility - 7'3 x 8'2

Tiled flooring, radiator, uPVC double glazed window facing the rear, uPVC double glazed door leading to garden.

Side Entrance - 7'9 x 5'1

Tiled flooring, uPVC double glazed door leading to the driveway.

W/C - 2'7 x 5'0

Tiled flooring, frosted uPVC double glazed window to the side, standard WC.

Landing -

Carpeted flooring, uPVC double glazed window facing the side.

Bedroom One - 9'11 x 15'1

Carpeted flooring, radiator, uPVC double glazed window facing the front, airing cupboard, storage cupboard.

Bedroom Two - 10'7 x 11'9

Carpeted flooring, radiator, uPVC double glazed window facing the front.

Bathroom - 5'5 x 6'4

Vinyl flooring, radiator, uPVC frosted double glazed window facing the rear, standard WC, pedestal mounted wash hand basin, panelled bath, part tiled walls.

Front -

Driveway suitable for multiple vehicles, lawn area, pedestrian access to brick built garage.

Garage - 22'5 x 10'5

Brick built construction with power and lighting, uPVC double glazed windows to front and side, uPVC doors to the front and side.

Office - 9'10 x 9'5

Carpeted flooring, uPVC double glazed window to the side.

Garden -

Enclosed by timber lap fencing, mainly laid to lawn with feature borders and a patio area.

Auctioneer Comments:

This property is for sale by the Modern Method of Auction, meaning the buyer and seller are to Complete within 56 days (the "Reservation Period"). Interested parties personal data will be shared with the Auctioneer (iamsold).

If considering buying with a mortgage, inspect and consider the property carefully with your lender before bidding.

A Buyer Information Pack is provided. The winning bidder will pay £349.00 including VAT for this pack which you must view before bidding.

The buyer signs a Reservation Agreement and makes payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6,600.00 including VAT. This is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. This is considered within calculations for Stamp Duty Land Tax.

Services may be recommended by the Agent or Auctioneer in which they will receive payment from the service provider if the service is taken. Any payment that will be received by the Agent or Auctioneer will be confirmed to you in writing before services are taken. Services are optional.

## Area Map



## Floor Plans



## Energy Efficiency Graph

