

30 Mealsgate, Peterborough, PE4 7LQ



Capitol Lettors has not tested any of the equipment or the heating system (if mentioned) in these details. Purchasers are advised to satisfy themselves as to their working order and condition. These particulars do not constitute or form any part of an offer or contract nor may they be regarded as representations. All interested parties must themselves verify their accuracy. All measurements are approximate.

Capitol Lettors

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£197,500 Freehold

**\* ATTENTION FIRST TIME BUYERS \*** Capitol Lettors are happy to bring this well presented 2 bedroom Semi-Detached House to the market. Located in the sought after area of Gunthorpe, the property offers a entrance hall, lounge, galley style kitchen/diner, 2 bedrooms, family bathroom, enclosed rear garden, single garage, extra parking, gate to front driveway, gas central heating & uPVC Double Glazing.

Gunthorpe offers easy access to Peterborough City Centre, local shops, schools & other amenities, good links to A15, A16, A47 & other major roads.

**AGENTS NOTE** - This property is being sold on behalf of a member of staff at Capitol Lettors.



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Entrance Hall

1m x 1.26m (3' 3" x 4' 2") Approx  
Part glazed uPVC front door, fuse box, radiator, laminate flooring.

Lounge

3.67m x 5.28m (12' 0" x 17' 4") Approx  
uPVC window to front aspect, radiator, Hive thermostat, under stairs storage cupboard, TV & phone points, laminate flooring.

Kitchen/Diner

3.67m x 2.08m (12' 0" x 6' 10") Approx  
Part glazed uPVC door to rear aspect, uPVC window to rear aspect, eye & base level units with complimentary worktops & tiled splash backs, fitted oven, gas hob & extractor above, sink with draining board & mixer tap, space for under counter fridge, washing machine & dishwasher, tiled flooring.

Stairs & Landing

White balustrade, loft hatch with combi boiler in loft, fitted carpet.

Bedroom 2

3.67m x 2.14m (12' 0" x 7' 0") Approx  
uPVC window to rear aspect, radiator, fitted cupboard & double wardrobe, fitted carpet.

Bathroom

1.35m x 2.11m (4' 5" x 6' 11") Approx  
Frosted uPVC window to side aspect, part tiled walls, three piece suite comprising of low level WC, wash hand basin & bath with electric shower over, storage cupboard, radiator, vinyl flooring.

Bedroom 1

3.67m x 3.38m (12' 0" x 11' 1") Approx  
uPVC window to front aspect, radiator, TV cable, fitted carpet.

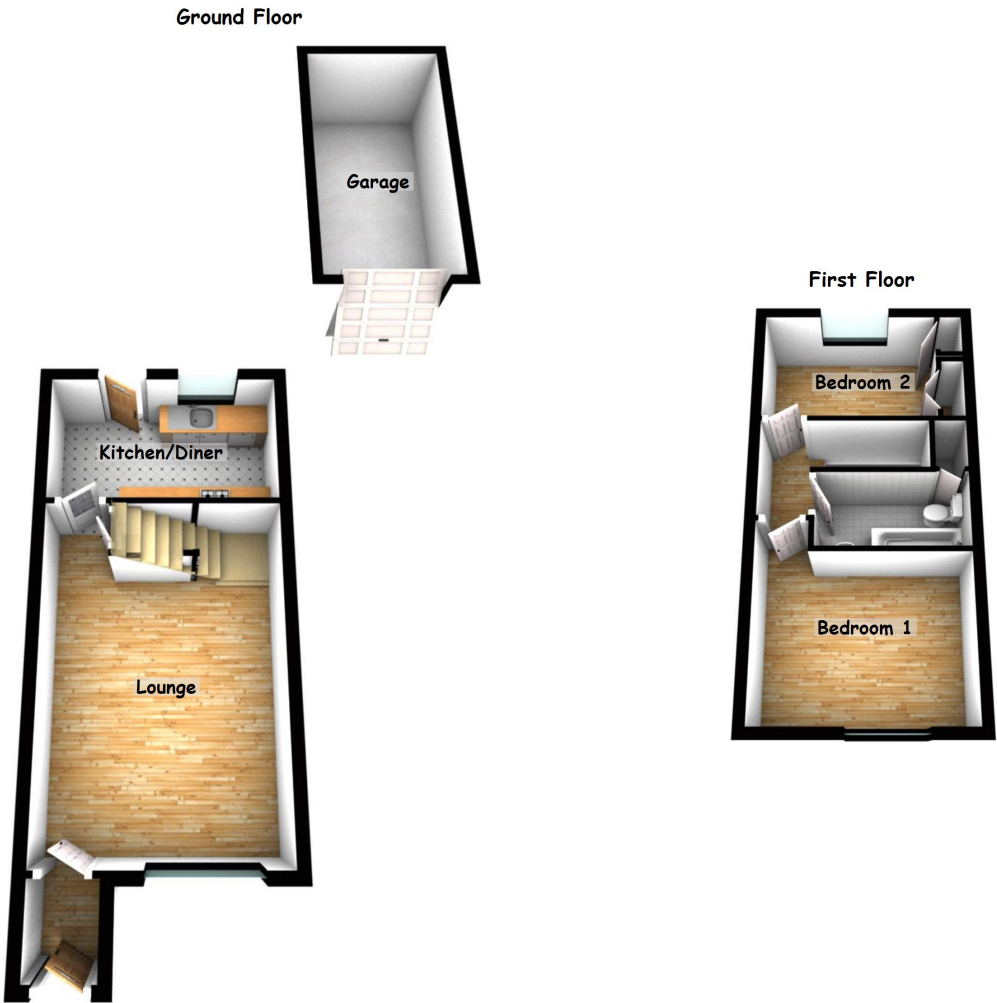
Outside - Rear

Enclosed by fence panels & double gate leading to drive way, mainly laid to lawn, boarders with shrubs & tree's, slabbed patio area, graveled parking area, garage with up & over door with lighting & power.

Outside - Front

This property has a graveled driveway for several vehicles, slabbed path to front door, security light, house number plaque, utility meters, double gate to rear.

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This plan is for illustration purposes only and may not be representative of the property. Plan may not be to scale.  
Plan produced using PlanUp.  
30 Mealsgate

