



FITZJOHN
SALES & LETTINGS

62 Hargate Way,
Hampton Hargate, Peterborough,
Cambridgeshire, PE7 8DS

Tel 01733 555520
info@fitzjohnstateagents.com
www.fitzjohnstateagents.com



4 Woodward Drive Gunthorpe Peterborough PE4 7AX

£1,000



Two bedroom modern home in popular location within easy access to road links and the City Centre. Accommodation comprises entrance hall, cloakroom, living room, kitchen diner, two bedrooms and bathroom. Outside is an enclosed garden to the rear. *** NO PETS & NO SMOKERS ***



Entrance Hall
 Radiator, fitted carpet, stairs, door to:

Living Room 4.78m (15'8") x 2.72m (8'11")
 Window to front, radiator, fitted carpet, TV point, door to:

Kitchen/Diner 4.47m (14'8") x 3.76m (12'4") max
 Fitted with a matching range of base and eye level units with worktop space over, 1+1/2 bowl china sink unit with mixer tap, plumbing for automatic washing machine, space for fridge/freezer, built-in fan assisted oven, built-in four ring gas hob with extractor hood over, window to rear, radiator, tiled flooring, door to:

Inner Hallway
 Door to Storage cupboard, door to:

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

First Floor Landing
 Door to Storage cupboard, door to:

Bedroom 2 4.47m (14'8") max x 3.05m (10')
 Window to rear, radiator, fitted carpet.

Bathroom
 Fitted with three piece suite comprising panelled bath with separate shower over, pedestal wash hand basin and low-level WC, tiled surround, radiator, vinyl flooring.

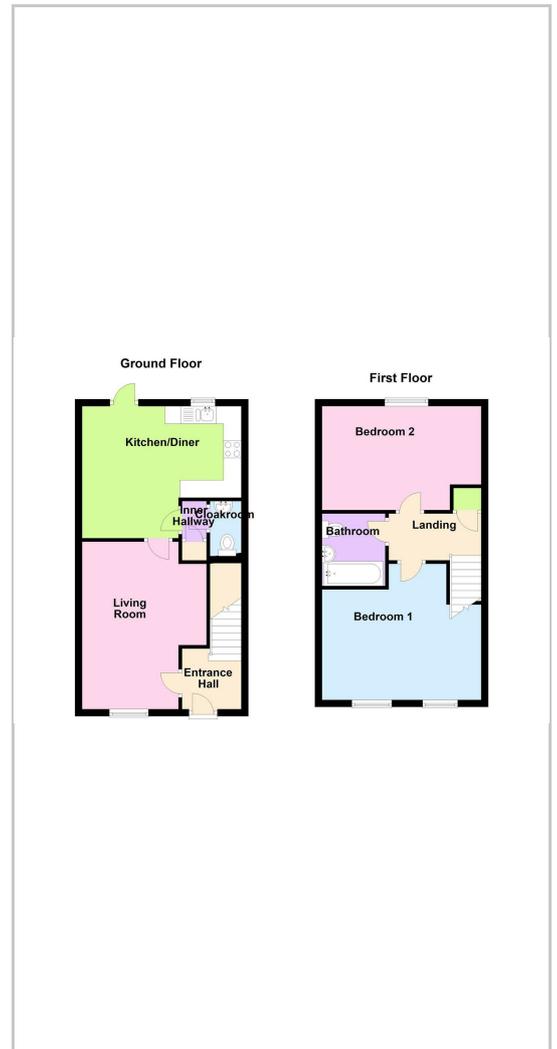
Bedroom 1 4.42m (14'6") x 3.88m (12'9")
 Two windows to front, radiator, fitted carpet, TV point.

OUTSIDE:
 Enclosed by wooden panelled fence, timber, decking and area, mainly laid to lawn, gated to rear and garden shed.

Area Map



Floor Plans



Energy Efficiency Graph

