



FITZJOHN
SALES & LETTINGS

76 Central Avenue,
Dogsthorpe, Peterborough,
PE1 4LH

Tel 01733 921700
info@fitzjohnestateagents.com
www.fitzjohnestateagents.com



148 Manor Drive Peterborough PE4 7AT

Offers over £230,000



A modern three-bedroom semi-detached home, built in 2018 on the modern Manor Drive development in Gunthorpe.



The property comprises an entrance hall, W/C, lounge, and a kitchen/diner. Upstairs, you'll find three well-proportioned bedrooms and a family bathroom.

Externally, the home benefits from a driveway for two vehicles to the side and a low-maintenance, enclosed rear garden.

Situated in a sought-after area, Manor Drive is close to Manor Drive Academy and enjoys excellent road links, including easy access to the A47, making commuting and travel straightforward. Local amenities are just a short distance away, adding to the convenience of this property.

In our valuer's opinion, this home would be ideal for a first-time buyer or buy-to-let investor, with a potential rental income of £1,250-£1,300 per calendar month.

Don't miss this opportunity to own a modern, low-maintenance family home in a prime Peterborough location!

Entrance Hall – 3'7 x 6'2
Vinyl flooring, radiator, stairs to first floor landing.

Lounge – 4.88m x 3.25m (16'0 x 10'8)
Carpeted flooring, radiator, uPVC double glazed windows facing the front and rear, uPVC double glazed French doors opening to garden.

Kitchen/Diner – 5.25m x 4.22m (17'3 x 13'10)
Vinyl flooring, radiator, uPVC double glazed windows facing the front and the rear, fitted wall and base units, integrated electric oven with four ring gas hob & extractor over, space for washing machine, dishwasher, dryer & American style fridge/freezer, storage cupboard.

W/C – 1.70m x 1.09m (approx. 4'5 x 3'7)
Vinyl flooring, radiator, pedestal mounted wash hand basin, standard WC, frosted uPVC double glazed window.

Bedroom One – 3.99m x 3.87m (13'1 x 12'8)
Carpeted flooring, radiator, uPVC double glazed window facing the front, uPVC double glazed doors.

Bedroom Two – 2.89m x 3.23m (9'6 x 10'7)
Carpeted flooring, radiator, uPVC double glazed window facing the front, storage cupboard.

Bedroom Three – 2.15m x 2.15m (7'1 x 7'1)
Carpeted flooring, radiator, uPVC double glazed windows facing the rear.

Bathroom – 1.70m x 2.63m (5'7 x 8'7)
Vinyl flooring, radiator, standard WC, pedestal mounted wash hand basin, panelled bath with shower over, tiled splash backs and extractor fan.

Garden
Enclosed by timber lap fencing, combination of patio and gravelled areas.

Area Map



Floor Plans



Energy Efficiency Graph

