



**FITZJOHN**  
SALES & LETTINGS

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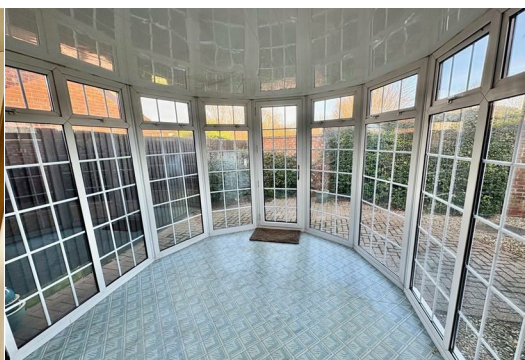


## 11 Nightingale Court Gunthorpe Peterborough PE4 7FH

£130,000



\*\*\* Over 55's Only \*\*\* Semi detached bungalow located in Gunthorpe benefiting from NO FORWARD CHAIN. Accommodation comprises gas central heating, cul de sac location, on site warden, living room, kitchen, two bedrooms, shower room and garden to rear. Driveway provides off roads parking. \*\*\* EARLY VIEWING IS RECOMMENDED \*\*\*



Entrance Hall Fitted carpet and door to:

Kitchen 3.12m (10'3") max x 2.46m (8'1") Fitted with a matching range of base and eye level units with worktop space over, stainless steel sink unit with single drainer and mixer tap, plumbing for automatic washing machine, built-in fan assisted oven, built-in four ring hob with extractor hood over, window to front, radiator, vinyl flooring, textured ceiling.

Lounge 4.11m (13'6") max x 3.23m (10'7") Electric radiator, fitted carpet, TV point, dado rail, coving to textured ceiling, patio door to rear.

Bedroom 2 3.23m (10'7") x 3.11m (10'3") max Window to rear, electric radiator, fitted carpet, textured ceiling.

Shower Room Fitted with three piece suite comprising shower enclosure, pedestal wash hand basin and low-level WC tiled surround.

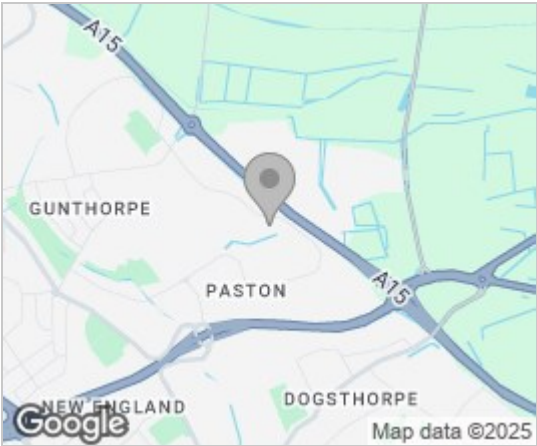
Bedroom 1 3.05m (10') x 3.00m (9'10") Window to front, fitted bedroom suite comprising built-in wardrobe(s) with hanging rails, shelving, overhead storage and cupboards, electric radiator, fitted carpet, coving to textured ceiling.

Conservatory Door to rear garden.

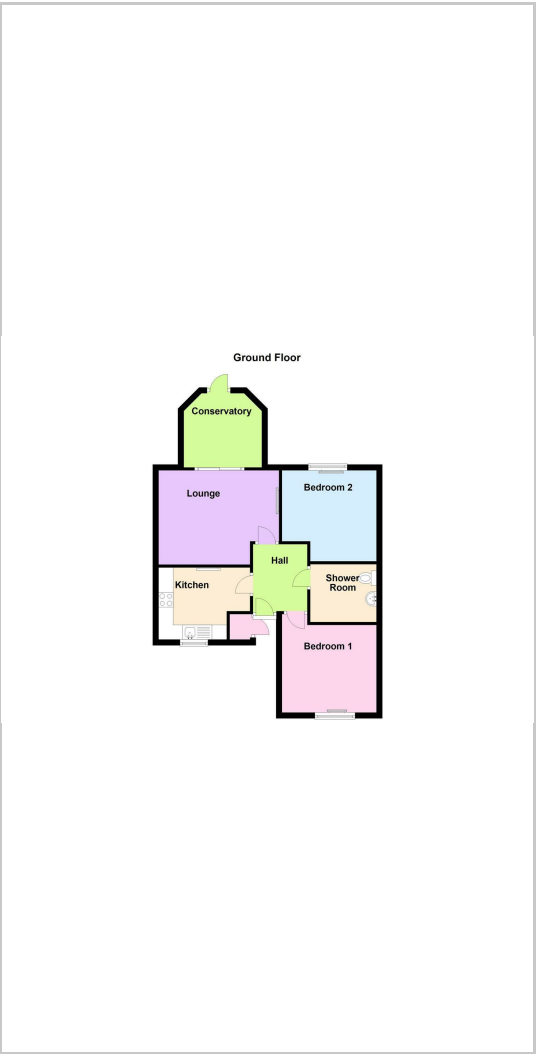
Outside  
Enclosed by wooden panelled fence, paved sun patio with seating area, mainly laid to gravel and gated side access to front.

\*\*\* If you are considering letting this property for a BUY TO LET please call Fitzjohn Property Rentals on 01733 555520. We can provide you free advice on all aspects of the lettings market including potential rental yields for this property \*\*\*

Area Map



Floor Plans



Energy Efficiency Graph

