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50 Squires Gate Peterborough PE4 7BT

£170,000



Situated in a quiet cul-de-sac in the ever-popular residential area of Gunthorpe, this immaculately presented one-bedroom end of terrace home offers stylish, low-maintenance living and is ideally located for a range of local amenities.



The ground floor comprises an entrance porch leading into a bright and welcoming lounge, followed by a modern kitchen/breakfast room refitted in 2021, featuring high-gloss grey units and marble-effect flooring. Upstairs, the spacious double bedroom features a custom-built media wall with integrated storage, along with a bespoke walk-in wardrobe complete with lighting and excellent storage solutions. The bathroom, also upgraded in 2021, boasts a sleek, contemporary finish with black vinyl flooring.

The current owner has carried out a comprehensive list of improvements, including new windows and a boiler installed in 2019 (with the boiler serviced annually), a smart alarm system fitted in 2020 with mobile app, key fob and panel control, and front and rear CCTV added in 2022, all accessible remotely via app or through the TV.

Further upgrades include a consumer unit replacement in 2022, new insulation and boarding to the loft (with lighting and electrics) in 2023, and a stylish anthracite grey composite front door installed in April 2023. The property also had new guttering installed in 2023. The property also benefits from new flooring throughout the porch, living room, stairs, landing, and bedroom in December 2024. The interior décor is refreshed annually, giving the home a clean and modern feel throughout.

Externally, the property boasts a block-paved driveway (completed in 2021) providing off-road parking for multiple vehicles, a secure slabbed side path offering access to the enclosed rear garden, and a gated rear exit directly onto the neighbouring green public area, ideal for dog walks or outdoor enjoyment. The rear garden benefits from fencing and gate enhancements made in 2021, adding further privacy and security.

Gunthorpe is a well connected area, offering excellent access to local shops, supermarkets, schools, and healthcare services, as well as regular bus routes and road links into Peterborough city centre. The nearby A15 provides easy commuting options, and Peterborough Railway Station is just a short drive away, offering direct services to London and beyond.

Presented in truly move-in condition, this home offers a turn-key opportunity for buyers seeking a low-maintenance lifestyle in a great location. In our valuer's opinion, the property would be ideal for a first-time buyer, downsizer, or buy-to-let investor, with an estimated rental potential of £795 PCM.

Early viewing is highly recommended to appreciate the quality and features on offer.

Entrance Porch – 3'7" x 3'10" (1.09m x 1.17m)
LVT flooring, composite front door, consumer unit.

Lounge – 10'6" x 12'11" (3.20m x 3.94m)
LVT flooring, radiator, uPVC double glazed window to the front.

Kitchen/Breakfast Room – 7'2" x 12'11" (2.18m x 3.94m)
Tiled flooring, radiator, uPVC double glazed window facing the rear, fitted wall and base units, space for washing machine, dryer, and freestanding oven. One and a half bowl sink with mixer tap and drainer, tiled splash backs, marble breakfast bar, uPVC door leading to garden.

Landing – 9'9" x 6'5" (2.97m x 1.96m)
Carpeted flooring, radiator, uPVC double glazed window facing the rear, airing cupboard, loft access.

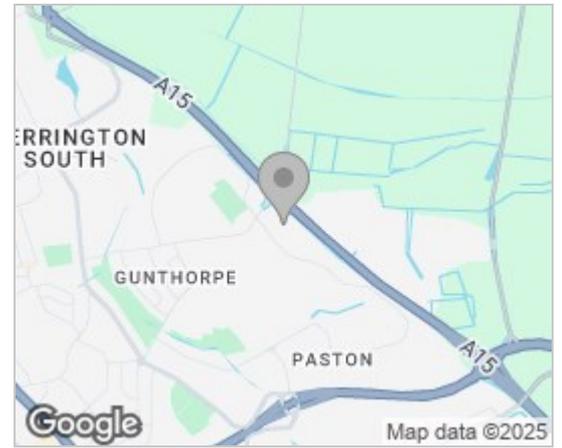
Bedroom – 10'9" x 9'7" (3.28m x 2.92m)
Carpeted flooring, radiator, uPVC double glazed window facing the front, built-in storage cupboards & walk-in wardrobe.

Bathroom –
Vinyl flooring, heated towel rail, frosted uPVC double glazed window to the rear, concealed cistern WC & wash hand basin, panelled bath with rainfall shower over, part tiled walls.

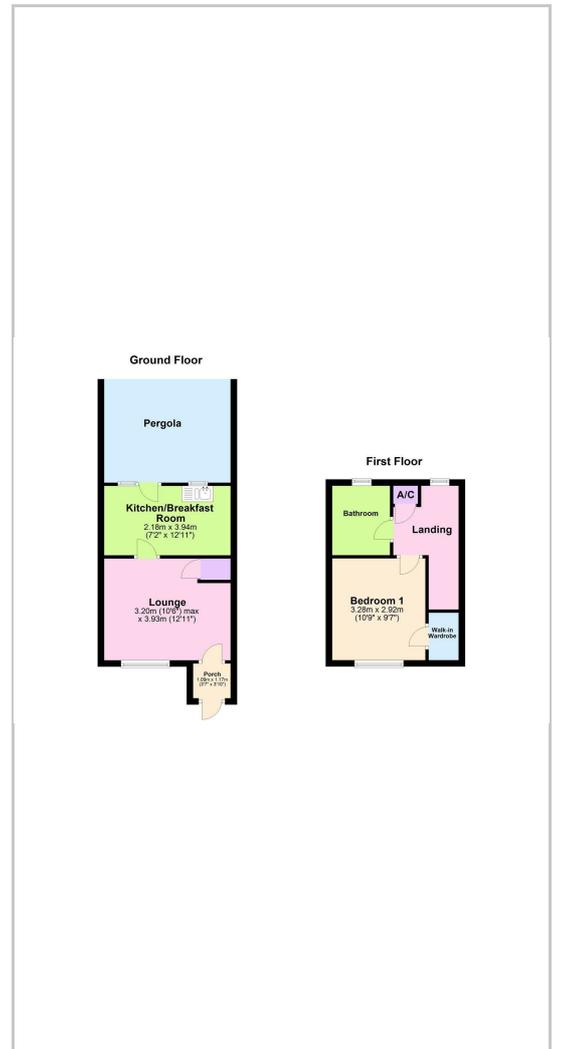
Garden -

The two-tier garden is fully enclosed by timber lap fencing, offering both privacy and security. A covered patio area provides an ideal space for outdoor entertaining, complete with a built-in bar, seating area, and BBQ, perfect for hosting friends and family. At the far end of the garden, a raised decked area offers additional seating, creating a relaxed space to unwind and enjoy the outdoors.

Area Map



Floor Plans



Energy Efficiency Graph

