



**Mardale Gardens, Peterborough PE4 7GD**

**welcome to**

**Mardale Gardens, Peterborough**

Based in popular Gunthorpe, this pretty modern 2 Bedroom semi-detached home is tucked away on a quiet Cul de sac. It offers easy access to local schools and shops and Norwood Primary School. It is on a regular bus route to Peterborough city and Train station.



" Ideal 1st time buyer Home in Gunthorpe " Pleased to offer this well presented 2 Bedroom semi-detached home in Gunthorpe. The property boasts Hallway, Kitchen, Living Dining Room with patio doors to the rear Garden, two good size Bedrooms and a modern Family Bathroom. To the front of the property a petty Garden, Driveway and Garage. Viewings Highly Recommended.



***view this property online*** [williamhbrown.co.uk/Property/PCG123709](http://williamhbrown.co.uk/Property/PCG123709)



**welcome to**

## **Mardale Gardens, Peterborough**

- Well Presented 2 Bedroom Semi-detached House
- Modern Kitchen & Bathroom
- Quiet Cul de Sac Location
- Driveway & Garage
- Pretty Front & Rear Gardens

Tenure: Freehold EPC Rating: D

Council Tax Band: A

**£200,000**



Please note the marker reflects the postcode not the actual property

**view this property online** [williamhbrown.co.uk/Property/PCG123709](http://williamhbrown.co.uk/Property/PCG123709)



Property Ref:  
PCG123709 - 0002

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



**william h brown**



**01733 311022**



[Peterborough@williamhbrown.co.uk](mailto:Peterborough@williamhbrown.co.uk)



6-9 Fortune Buildings Cowgate,  
PETERBOROUGH, Cambridgeshire, PE1 1LR



**[williamhbrown.co.uk](http://williamhbrown.co.uk)**