



BRITISH  
PROPERTY  
AWARDS

2018



GOLD WINNER

ESTATE AGENT  
IN STAMFORD



nest  
ESTATES



**Jubilee Street,**  
Peterborough, PE2 9PH  
Offers in Excess of £294,000

## SUMMARY

- Detached 3 bedroom property
- 2 Bathrooms
- 3 Reception Rooms
- Generous Plot
- Close to the City centre
- No forward chain
- Lean to storage building.
- Downstairs WC





\*\*\*LOTS OF POTENTIAL\*\*\*

Nest Estates are pleased to bring to the market this detached extended property situated towards the end of a quiet road close to Peterborough City Centre.

The property briefly comprises entrance, living room, dining room, kitchen, L-shaped sunroom looking over the rear garden, downstairs WC, separate downstairs shower room. The first floor offers three double bedrooms and a bathroom. Outside the property benefits from a front garden, extensive rear private garden, and a lean-to storage room which is also accessible from the main property.

An early viewing is essential to appreciate the space and plot on offer. Contact our office if you have any further questions or would like to arrange a viewing.



Tenure: Freehold

EPC Rating: Pending

Council Tax Band:

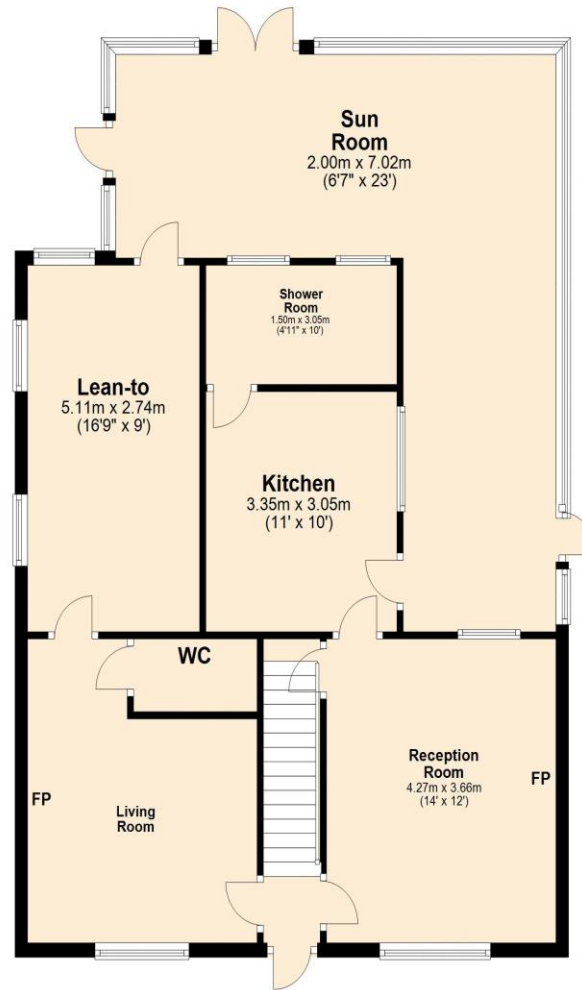
Local Authority: Peterborough City Council

Services: Mains Gas, electric, water & drainage

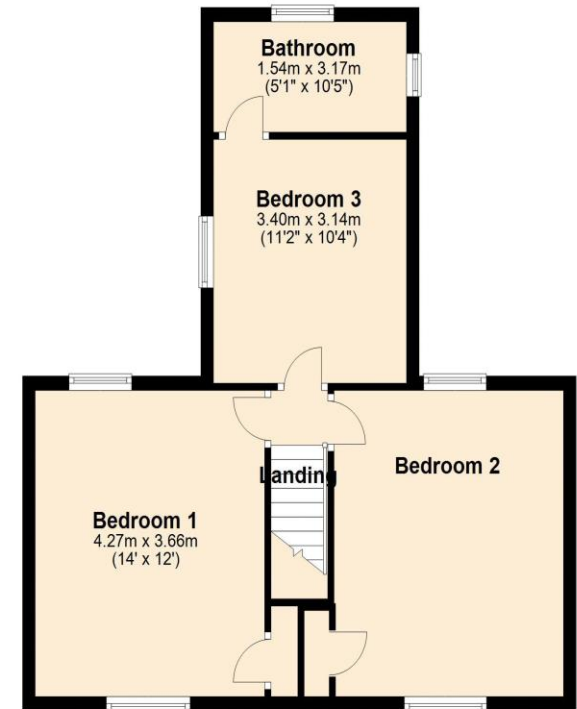
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Money Laundering Regulation: People who intend to purchase will be asked to show us documents to prove their identity. This will allow us to agree the sale and move forward with your purchase as quickly as possible. 2. We do our best to make sure our sales particulars are as accurate and reliable as we can. However, they are a general guide to the property and if something is particularly important to you, we will be happy to check information for you. As regards measurements, the approximate room sizes are intended as a general guide. You must verify dimensions of rooms yourself before ordering any carpets or furniture. 3. As regards services, we have not tested the services or any equipment including appliances in this property. We advise prospective buyers to carry out their own survey, service report before making their final offer to purchase. 4. This sales information has been issued in good faith. However, it does not constitute representation of fact or form part of any offer or contract. The information referred to in these particulars should be independently verified by any prospective buyer or tenant. Neither Nest Estates nor any of its employees has the authority to make or give any representation or warranty whatever in relation to this property.

**Ground Floor**  
Approx. 100.0 sq. metres (1076.6 sq. feet)



**First Floor**  
Approx. 52.3 sq. metres (563.4 sq. feet)



Total area: approx. 152.4 sq. metres (1640.0 sq. feet)

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8-9 Red Lion Street Stamford Lincolnshire PE9 1PA

01780 238110

info@nestestates.co.uk

www.nestestates.co.uk