

## 5 Royle Close, Peterborough, PE2 7LN

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			82
(81-91) B			
(69-80) C		69	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

The extended four bedroom detached family home provides spacious and versatile accommodation. The property has four reception rooms, with both the living room and garden room providing generous levels of space, and the study/play room having a shower room attached.

Set on a good sized, cul-de-sac plot that provides easy access to Peterborough City Centre (approx 3 miles away, the A1 and A47, as well as the main line train station.

The accommodation briefly comprises: - Entrance hall, living room, dining room, garden room, study/play room, shower room, kitchen, landing, Main bedroom, two further double bedrooms, a single bedroom and the family bathroom.

To the front of the property is a driveway that provides parking for three cars and leads to the single garage, whilst to the rear is a patio & lawn family garden.

Available from 3rd June 2024.

**£1,695 PCM**

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.



- Detached Family Home
- Four Reception Rooms
- Gas Fired Central Heating
- Ample Off Street Parking & Single Garage
- Deposit - £1,955 (security deposit - £391)

- Four Bedrooms
- Presented To A High Standard
- Family Bathroom & Shower Room
- Patio & Lawn Garden
- EPC - C



#### ACCOMMODATION:

##### Entrance Hall

**Living Room**  
5.99m max x 4.39m max (19'8 max x 14'5 max)

**Dining Room**  
4.75m x 2.54m (15'7 x 8'4)

**Kitchen**  
5.00m x 2.41m (16'5 x 7'11)

**Garden Room**  
5.16m x 4.78m (16'11 x 15'8)

**Study/Playroom**  
4.52m x 2.11m (14'10 x 6'11)

**Shower Room**  
2.03m x 1.85m (6'8 x 6'1)

##### Landing

**Main Bedroom**  
4.75m x 2.87m (15'7 x 9'5)

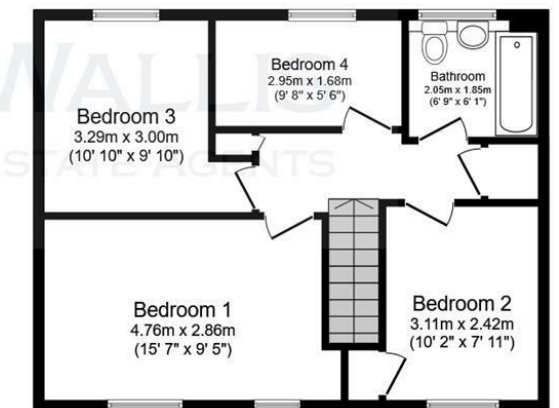
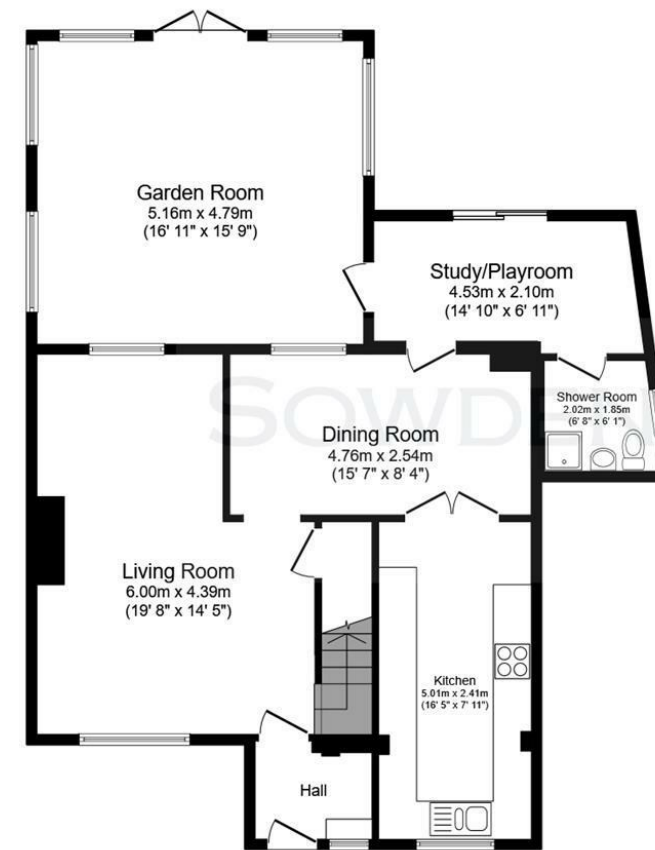
**Bedroom Two**  
3.30m x 3.00m (10'10 x 9'10)

**Bedroom Three**  
3.10m x 2.41m (10'2 x 7'11)

**Bedroom Four**  
2.95m x 1.68m (9'8 x 5'6)

**Bathroom**  
2.06m x 1.85m (6'9 x 6'1)

#### FLOOR PLAN:



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.Propertybox.io](http://www.Propertybox.io)