

Disclaimer: Important Notice in accordance with the Property Misdescriptions Act (1991) we have prepared these Sales Particulars as a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and special fittings have not been tested. Neither has the Agent checked legal documentation to verify the legal status of the property or the validity of any guarantee. All photographs, measurements, floorplans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts.

England & Wales	
Energy Rating	Energy Efficiency Class
A	1-10
B	11-15
C	16-20
D	21-25
E	26-30
F	31-35
G	36-45

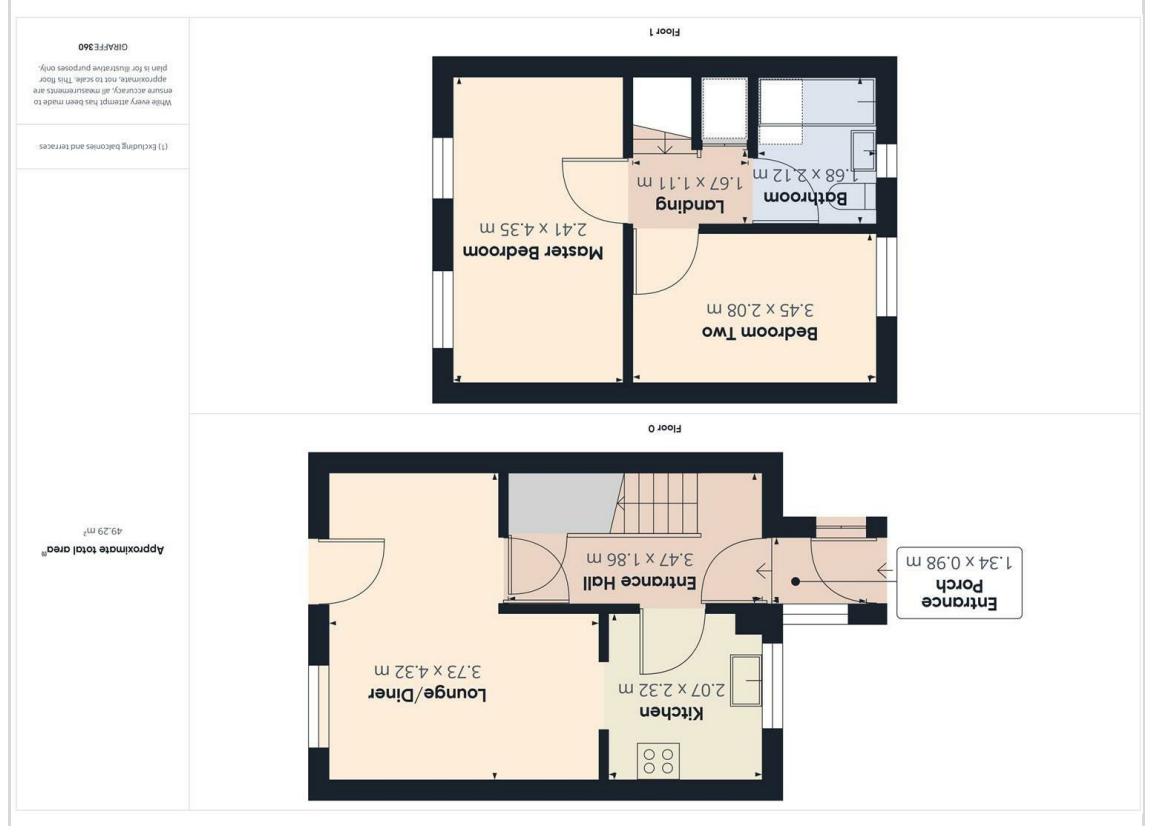
Energy Efficiency Graph

Please contact our City & County Estate Agents - Crowland Office on 01733 212305 if you wish to arrange a viewing appointment for this property or require further information.

Viewing



Area Map

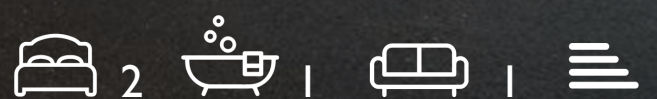


Floor Plan



2 Anson Court  
Market Deeping, Peterborough, PE6 8AU

Asking Price £162,000





## 2 Anson Court

### Market Deeping, Peterborough, PE6

**Q&A 1**  
Nestled in the charming Anson Court of Market Deeping, Peterborough, this delightful semi-detached house offers a perfect blend of comfort and convenience.

Step inside to discover a spacious entrance hall leading to a modern and stylish kitchen seamlessly flowing into an open plan living/dining area, creating a welcoming space for relaxation and entertainment. The neutral fresh decor throughout the property provides a blank canvas for you to add your personal touch and make it truly your own. With a modern three-piece suite bathroom and two cosy bedrooms, this property is ideal for a small family or those looking for a peaceful retreat. Outside to the rear there is an enclosed garden with decking and a lawned area. The allocated parking ensures you never have to worry about finding a spot after a long day. Convenience is key with this property, as it is situated close to the local Deeping health centre, primary and secondary schools, and a Tesco supermarket, making daily errands a breeze. Don't miss out on the opportunity to make this lovely property your new home sweet home in the heart of Market Deeping.

#### Entrance Porch

4'4" x 3'2"

#### Entrance Hall

11'4" x 6'1"

#### Kitchen

6'9" x 7'7"

#### Lounge/Diner

12'2" x 14'2"

#### Landing

5'5" x 3'7"

#### Master Bedroom

7'10" x 14'3"

#### Bedroom Two

11'3" x 6'9"

#### Bathroom

5'6" x 6'11"

#### EPC - Awaiting

#### Tenure - Freehold



### IMPORTANT LEGAL INFORMATION

#### Material Information

Property construction: Standard form  
Community Green Space Charge: No  
Electricity supply: Mains electricity  
Solar Panels: No  
Other electricity sources: No  
Water supply: Mains  
Sewerage: Mains  
Heating: Electric Heating  
Heating features: Panel Heaters  
Broadband: up to 10000Mbps  
Mobile coverage: EE - Great, O2 - Great, Three - Great, Vodafone - Great

Parking: Allocated  
Building safety issues: No  
Restrictions - Listed Building: No  
Restrictions - Conservation Area: No  
Restrictions - Tree Preservation Orders: No  
Public right of way: No  
Long-term flood risk: No  
Coastal erosion risk: No  
Planning permission issues: No  
Accessibility and adaptations: No  
Coal mining area: No  
Non-coal mining area: No  
Energy Performance rating: Awaiting

All information is provided without warranty.

The information contained is intended to help you decide whether the property is suitable for you. You should verify any answers which are important to you with your property lawyer or surveyor or ask for quotes from the appropriate trade experts: builder, plumber, electrician, damp, and timber expert.

