



Total area: approx. 83.6 sq. metres (900.1 sq. feet)



**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 specific 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. The copyright of all details, photographs and floorplans remain exclusive to City & County. PLEASE NOTE, IF THE PROPERTY IS BEING PURCHASED AS BUY TO LET, YOU SHOULD CONSIDER WHETHER SELECTIVE LICENSING IS APPLICABLE. YOU MAY FIND THE FOLLOWING LINK USEFUL- <https://www.peterborough.gov.uk/residents/housing/selective-licensing/selective-licensing-areas/>

**Manor Drive, Peterborough, PE4 7AR**  
**Offers In Excess Of £220,000**



## Manor Drive, Peterborough, PE4 7AR

This is a THREE Bedroomed MODERN SEMI-DETACHED family property situated within proximity to local amenities, transport routes and schools. This would make a perfect first buy or second home! It briefly compromises entrance hall, cloakroom, kitchen/diner, lounge, three bedrooms and a family bathroom. Outside offers an enclosed rear garden, patio area, wooden shed, mainly laid to lawn and gated side access to the front. To the side of the property there are two off road parking spaces. Please call the office to arrange your viewing today

### Entrance Hall

**15'0" x 6'9" (4.57m x 2.06m)**

uPVC double glazed entrance door to the front. Radiator, laminate flooring and stairs to the first floor. Doors to:

### Cloakroom

**5'11" x 3'3" (1.80m x 0.99m)**

Fitted with a two piece suite comprising, wash hand basin and close coupled WC. Tiled splashback, radiator and laminate flooring

### Lounge

**15'1" x 9'9" (4.60m x 2.97m)**

uPVC double glazed window to the front. Radiator and laminate flooring

### Kitchen/Dining Room

**11'9" x 16'10" (3.58m x 5.13m)**

uPVC double glazed window and uPVC double glazed door to the rear. Fitted with a matching range of base and eye level units with worktop space over and one and a half bowl stainless steel sink with single drainer. Plumbing for a washing machine, dishwasher, vent for tumble dryer and a space for a fridge/freezer. Built-in four ring gas hob with extractor hood over. Two radiators, tiled flooring and a door to a storage cupboard

### Landing

**11'8" x 6'9" (3.56m x 2.06m)**

Radiator and fitted carpet. Doors to:

### Master Bedroom

**14'5" x 6'7" (4.39m x 2.00m)**

uPVC double glazed window to the front. Radiator and fitted carpet

### Bedroom Two

**12'4" x 9'9" (3.76m x 2.97m)**

uPVC double glazed window to the rear. Radiator and fitted carpet

### Bedroom Three

**9'3" x 7'7" (2.83m x 2.31m)**

uPVC double glazed window to the front. Fitted carpet

### Bathroom

**5'6" x 6'9" (1.67m x 2.06m)**

uPVC obscure double glazed window to the rear. Fitted with a three piece suite comprising bath with hand shower attachment and folding glass screen, wash hand basin and close coupled WC. Tiled surround, heated towel rail and laminate flooring

### Outside

Outside offers an enclosed rear garden, patio area, wooden shed, mainly laid to lawn and gated side access to the front. To the side of the property there are two off road parking spaces

### EPC: C

Energy Efficiency Performance: 79/80

**DRAFT DETAILS AWAITING  
VENDORS APPROVAL**

