

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.

England & Wales	
Energy Rating	Approximate
A	92-100
B	81-91
C	69-80
D	55-68
E	39-54
F	21-38
G	1-20

For energy efficient - higher rating costs  
For energy inefficient - lower rating costs

Energy Efficiency Graph

Please contact our City & County Estate Agents - Peterborough Office on 01733 563965 if you wish to arrange a viewing appointment for this property or require further information.

Viewing



Area Map

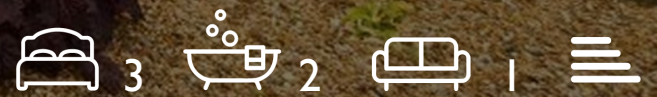


Floor Plan



60 Coniston Road  
Peterborough, PE4 7UL

Offers In Excess Of £320,000



## 60 Coniston Road

Peterborough, PE4 7UL

City and County are proud to market, this spacious family home in the popular location of Gunthorpe. Surrounded by local amenities, transport links into the city centre, and local schools nearby. This home would be perfect for a family or someone looking to downsize!

The property briefly comprises, an entrance into a spacious hallway, that leads nicely to a large living room overlooking the front garden. There is a downstairs bedroom/study room with views to the rear garden. To the rear is a separate kitchen/dining room that is fitted with a range of matching base and eye level units, with space for a fridge/freezer, built in ovens and a four-ring hob with extractor hood over, and a stainless-steel sink. There is the added benefit of French doors leading into the garden. Upstairs there are two large separate bedrooms and a bathroom, with a separate room for the WC. To the rear, there is an enclosed landscaped garden which is mainly laid to lawn, with a patio area, timber decking, and a door leading into the single garage. To the front of the property there are grassed areas, and a driveway to the front leading to the garage, providing off road parking. Viewings are essential to truly appreciate all that this home has to offer. Virtual tour available!

### Entrance Hall

7'1" x 12'11"

### Living Room

11'10" x 21'2"

### Kitchen

17'7" x 11'8"



**Bedroom Three**  
10'0" x 9'3"

**Landing**  
8'0" x 2'7"

**Master Bedroom**  
11'11" x 11'11"

**Bathroom**  
4'11" x 5'8"

**WC**  
2'9" x 5'8"

**Bedroom Two**  
10'6" x 12'0"

**Garage**  
8'9" x 17'7"

**EPC - Awaiting**

**Freehold**

**DRAFT DETAILS AWAITING  
VENDOR APPROVAL**

