

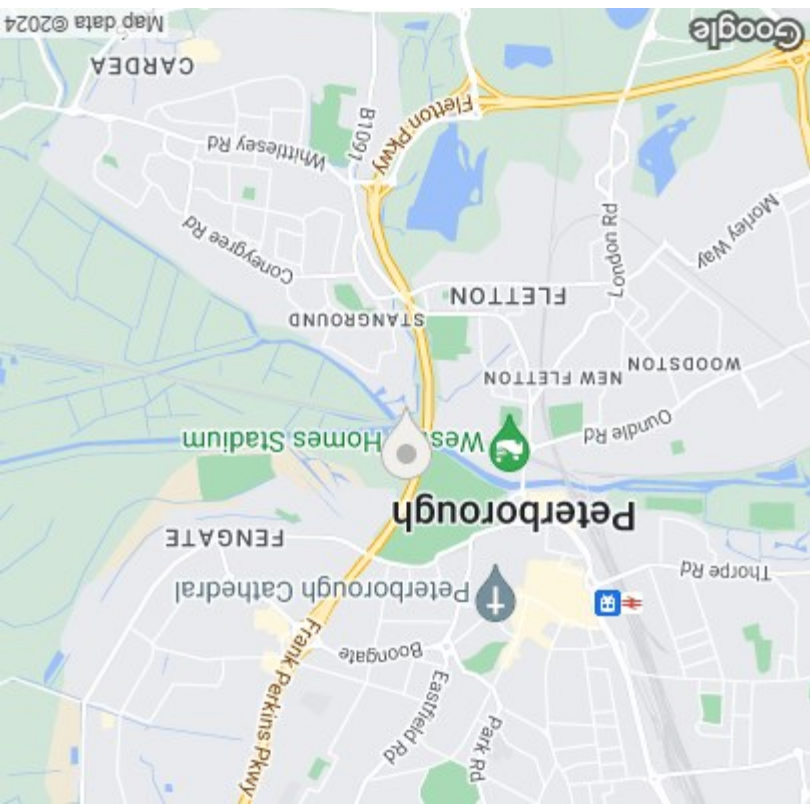
Disclaimer: Important Notice: In accordance with the Property Misdescriptions Act (1991) we have prepared these Sales Particulars as a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey 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	Current
A	92-100
B	81-91
C	69-80
D	55-68
E	39-54
F	21-38
G	1-20

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



38 Riverside Mead
 Peterborough, PE2 8JN
Guide Price £440,000

4
 2
 3
 C

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Peterborough, PE2 8JN

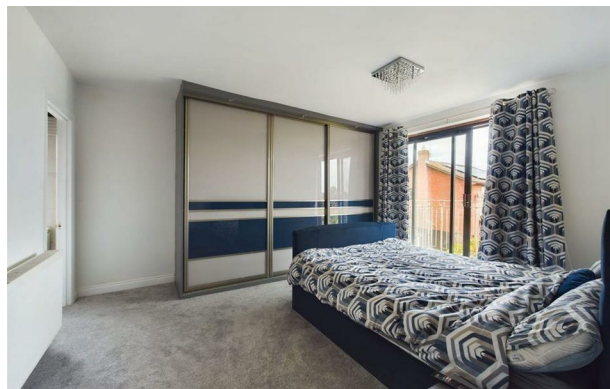
A fishermans dream! City and County are pleased to present this amazing FOUR BEDROOMED DETACHED family home, located in Stanground marina, with easy access to local amenities, transport links and access to the City Centre. Ideal property for someone looking for their next family home and boasts its own mooring rights.

This home has been recently renovated throughout and benefits from gas central heating and uPVC double glazing. The property leads into a front porch that takes you into the entrance hall, with doors leading to the lounge, dining room and study. The kitchen comprises a range of matching base and eye level units, with space for a four-ring gas cooker with fitted extractor fan over, and a stainless steel sink with single drainer. There is also an island for dining. From the kitchen offers a utility room, with space for a washing machine, and dishwasher. Upstairs, there are four good sized bedrooms and a separate bathroom that comprises a WC, shower and wash hand basin. The master bedroom boasts a balcony offering beautiful views of the marina and garden. There is also the added benefit of a three-piece en-suite bathroom. Outside to the front offers off road parking for two vehicles and an integral single garage. There is a private enclosed garden which is laid to patio, laid to lawn and steps providing access down to the boat mooring. Please contact the office to book your viewing so you don't miss out!

Porch
6'3" x 2'8"

Entrance Hall
6'6" x 12'7"

Family Room
7'10" x 15'9"



Dining Room
12'3" x 11'7"

Living Room
12'3" x 18'6"

Kitchen
14'8" x 12'3"

Utility Room
7'5" x 8'5"

WC
7'5" x 3'6"

Landing
6'7" x 16'0"

Master Bedroom
12'3" x 13'10"

En-Suite
9'0" x 5'11"

Balcony
7'3" x 3'10"

Bedroom Two
12'5" x 9'2"

Bedroom Three
10'2" x 10'2"

Bedroom Four
7'8" x 10'1"

Bathroom
7'9" x 5'7"

EPC: C
71/82

Tenure: Freehold
Mooring charges - £300 per annum
- covers river maintenance and communal gardens

DRAFT DETAILS AWAITING VENDORS APPROVAL

