

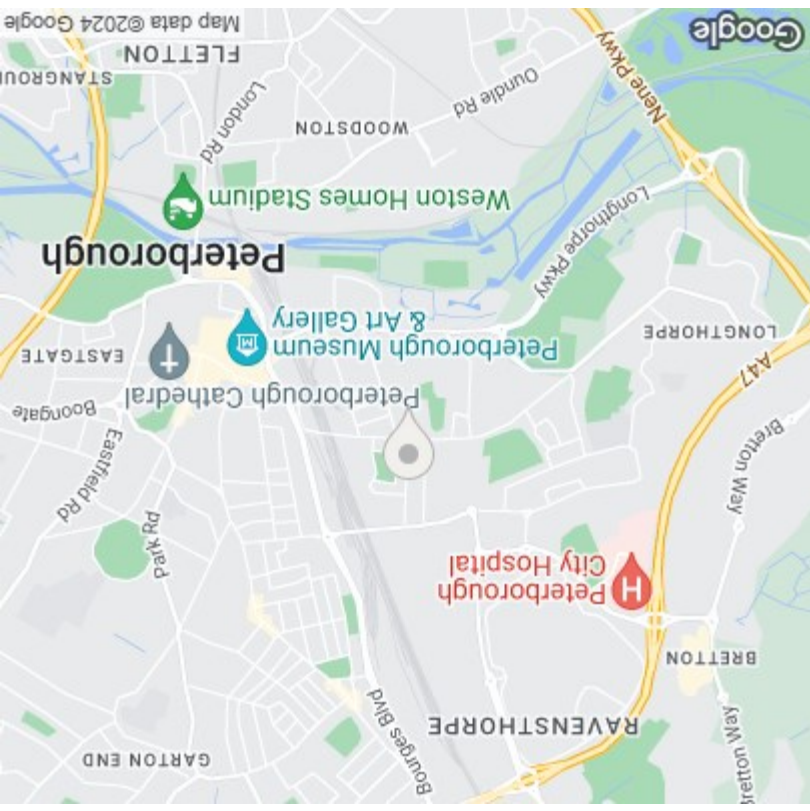
Disclaimer: Important Notice in accordance with the Property Misdescriptions Act (1991) we have prepared these Sales Particulars as a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey 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	Energy Efficiency Class
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



3 South Parade
 Peterborough, PE3 6BG
 Guide Price £290,000

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3 South Parade

Peterborough, PE3 6BG

GUIDE PRICE £290,000 - £310,000
City and County are excited to market this desirable, three bedroom detached property located in the City Centre of Peterborough. Offering NO FORWARD CHAIN, a newly fitted bathroom, situated on a large plot of land, recently rewired and decorated, this property is the ideal family home.

Briefly comprising, an entrance hall, bay fronted lounge, downstairs cloakroom, and a kitchen/diner that is fitted with a matching range of base and eye level units with space for a washing machine, dishwasher, and a fridge/freezer. Integrated oven with four ring electric hob with an extractor over. Upstairs benefits from three double bedrooms and a newly fitted family bathroom comprising, a WC, wash hand basin, and a bath with a shower over. To the rear, there is a large garden which is mainly laid to lawn providing ample space for outside entertaining. To the front there is a driveway for one car, and access to the single garage. Please call today for a viewing.

Entrance Hall

11'5" x 5'11"

Lounge

12'4" x 12'5"

Kitchen/Diner

11'4" x 15'10"

WC

5'10" x 2'5"

Landing

8'0" x 5'4"



Master Bedroom
12'5" x 10'7"

Bedroom Two
11'5" x 10'6"

Bathroom
7'0" x 7'10"

Bedroom Three
8'7" x 7'10"

Garage
16'6" x 8'9"

EPC - C

Tenure - Freehold