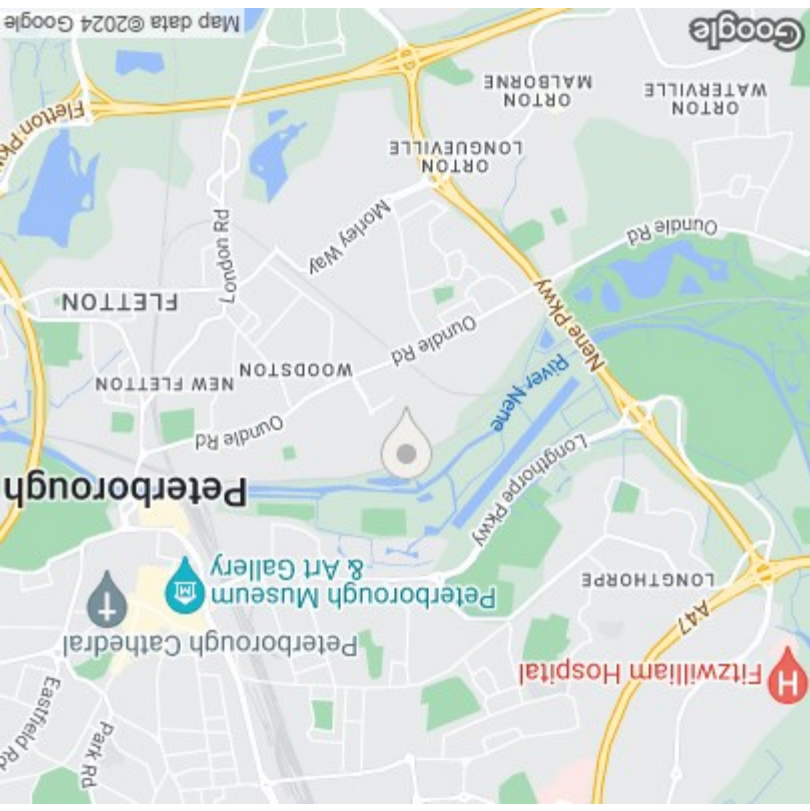


Disclaimer: Important Notice: In accordance with the Property Misdescriptions Act (1991) we have prepared these Sales Particulars as a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey 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 annual energy costs
A	£121 - £147
B	£148 - £171
C	£172 - £205
D	£206 - £239
E	£240 - £273
F	£274 - £307
G	£308 - £341

Energy Efficiency Graph



Area Map

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



Floor Plan



4 Carrier Close
Peterborough, PE2 9SB

Guide Price £270,000 - Freehold , Tax Band - C

3 2 1 C

4 Carrier Close

Peterborough, PE2 9SB

GUIDE PRICE £270,000 - £280,000City and County are pleased to market this immaculate, three-bedroom, end of terrace town houses located in Sugar Way, Peterborough. Offering NO FORWARD CHAIN, with easy access to local schooling, amenities and within walking distance to Peterborough city centre, this property is the ideal family home.

Briefly comprising to the ground floor, an entrance hall, cloakroom, kitchen that is fitted with a range of matching base and eye level units, with space for a washing machine, a dishwasher, and a fridge/freezer. Integrated oven with a four-ring gas hob with an extractor over. Good sized lounge with a French door leading to the conservatory. The first floor offers two double bedrooms, and a family bathroom that is fitted with a walk-in wardrobe, and an en-suite with a fitted three-piece suite comprising, a WC, a wash hand basin and a bath with a shower over. The second floor benefits from a master bedroom with a walk-in wardrobe, and an en-suite with a fitted three-piece suite comprising, a WC, a wash hand basin and a cubicle shower. Outside to the rear, there is an enclosed low maintenance garden. To the front, there is a side access to the single garage and a driveway. Please call today for a viewing!

Entrance Hall
12'3" x 3'1"

WC
5'9" x 2'11"

Kitchen
11'9" x 7'9"

Lounge
14'9" x 14'11"

Conservatory
7'3" x 9'3"

First Floor Landing
9'4" x 3'7"

Bedroom Two
10'9" x 14'7"

Bathroom
6'3" x 6'11"

Bedroom Three
9'9" x 7'10"

Hallway
6'2" x 6'11"



Master Bedroom
12'0" x 14'9"

En-Suite
5'0" x 6'11"

EPC - C
77/89

Tenure - Freehold

IMPORTANT LEGAL INFORMATION

Verified Material Information
Council tax band: C
Annual charge: £1773.05 a year (£147.75 a month)
Property construction: Standard form
Electricity supply: Mains electricity
Solar Panels: No
Other electricity sources: No
Water supply: Mains water supply
Sewerage: Mains
Heating: Central heating
Heating features: None
Broadband: FTTP (Fibre to the Premises)
Mobile coverage: O2 - Excellent, Vodafone - Excellent, Three - Excellent, EE - Excellent

Parking: Garage
Building safety issues: No
Restrictions: None
Public right of way: No
Flood risk: Yes
Coastal erosion risk: No
Planning permission: No
Accessibility and adaptations: None
Coalfield or mining area: No.
Energy Performance rating: C (potential rating is B)

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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.

