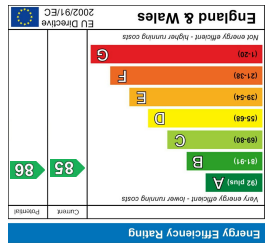


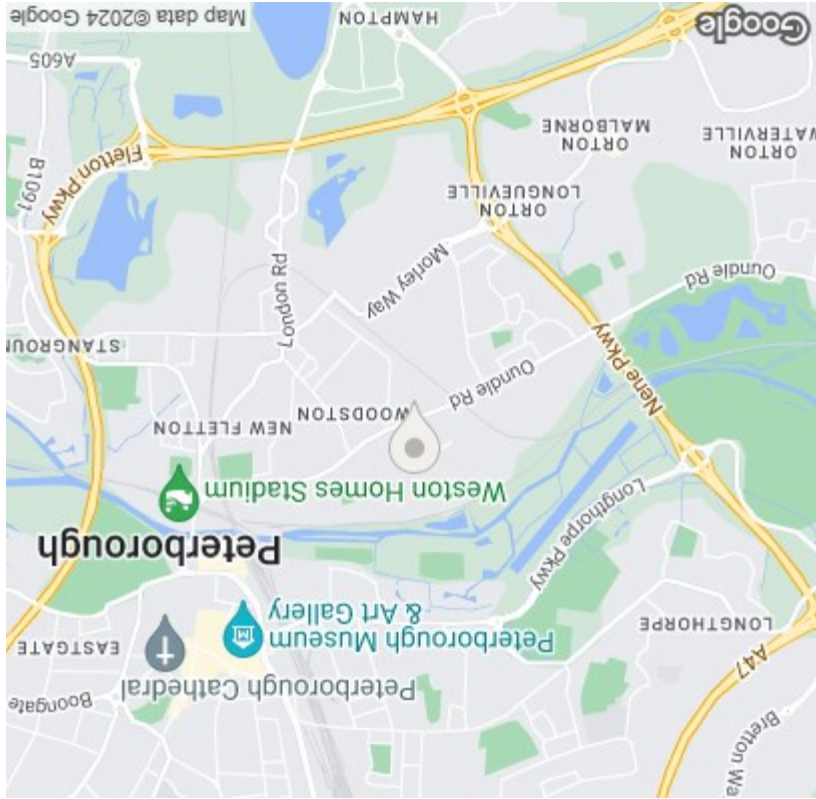
Disclaimer: Important Notice in accordance with the Property Misdescriptions Act (1991) we have prepared these Sales Particulars as a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey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



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

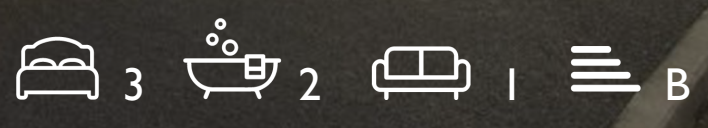


Floor Plan



I **Cumberleaf Close**
Peterborough, PE2 9SY

Offers In Excess Of £250,000 - Freehold , Tax Band - C



I Cumberleaf Close

Peterborough, PE2 9SY

City & County are pleased to offer this fantastic opportunity to purchase this lovely, SEMI-DETACHED THREE STOREY FAMILY HOME, within proximity to Peterborough City Centre. This quiet Cul-de-Sac is in a desirable part of Peterborough, with several amenities close by, including a shopping area, easy access to transport links, bus routes into the City Centre, and local schooling. This townhouse property provides accommodation spanning over THREE FLOORS.

The property comprises to the ground floor, an entrance porch, downstairs two-piece cloakroom consisting of a WC and a wash hand basin, and access into the kitchen which is fully fitted with a matching range of base and eye level units, with a sink, cooker, and space for a fridge/freezer, a washing machine, and a dishwasher. Doors to the rear garden. To the front is a spacious living/dining room leading into the inner hallway. Stairs to the first floor with doors to two bedrooms and a three-piece family bathroom with a shower, a WC and a wash hand basin. On the second floor offers a large master bedroom, with space for wardrobes, and also benefitting a three-piece ensuite, consisting of a shower, wash hand basin, and a WC. uPVC double glazed windows have been fitted throughout, and the property has gas central heating. To the rear of the property provides off-road tandem parking for two vehicles, and there is an enclosed south-facing garden with panelled fencing to the rear and sides, which is mainly laid to artificial lawn, with a patio area and gated access to the side. Please call the office to arrange your viewing today. Virtual tour available.

Entrance Porch
3'7" x 3'9"

Living/Dining Room
14'8" x 11'10"

Hallway
4'9" x 4'4"

WC
3'8" x 4'4"

Kitchen/Breakfast Room
7'10" x 11'11"

First Floor Landing
10'9" x 2'11"

Bedroom Two
8'9" x 11'10"



Bathroom
7'11" x 5'8"

Bedroom Three
7'8" x 11'10"

Second Floor Landing
3'11" x 2'11"

Master Bedroom
12'9" x 8'7"

En-Suite To Master Bedroom
5'2" x 10'11"

EPC - B
85/96

Tenure - Freehold

IMPORTANT LEGAL INFORMATION

Verified Material Information
Council tax band: C
Property construction: Standard form
Electricity supply: Mains electricity
Solar Panels: Yes
Other electricity sources: No
Water supply: Mains water supply
Sewerage: Mains
Heating: Central heating
Heating features: None
Broadband: FTTC (Fibre to the Cabinet)
Mobile coverage: O2 - Excellent, Vodafone - Excellent, Three - Excellent, EE - Excellent

Parking: Driveway and Off Street
Building safety issues: No
Restrictions: None
Public right of way: No
Flood risk: No
Coastal erosion risk: No
Planning permission: No
Accessibility and adaptations: None
Coalfield or mining area: No.
Energy Performance rating: B (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.

