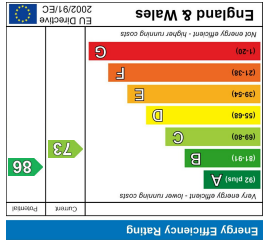


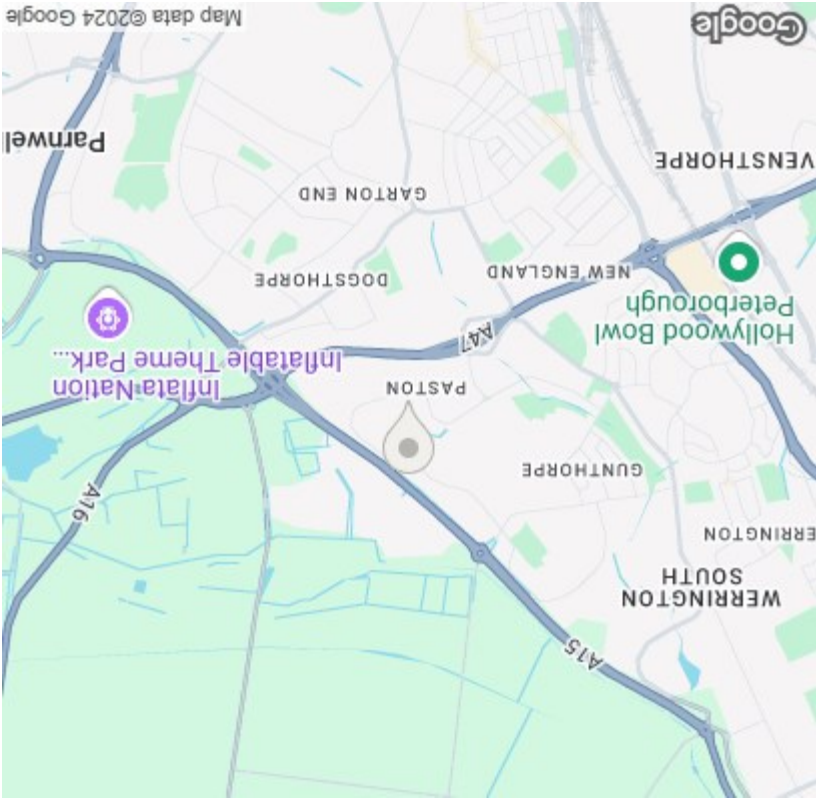
Disclaimer Important Notice in accordance with the Property Misdescriptions Act (1991) we have prepared these Sales Particulars as a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey 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. PLEASE NOTE: IF THE PROPERTY IS BEING PURCHASED AS BUY TO LET, YOU SHOULD CONSIDER WHETHER SELECTIVE LICENSING APPLIES. YOU MAY FIND THE FOLLOWING LINK USEFUL- <https://www.peterborough.gov.uk/residents/housing/selective-licensing/selective-licensing-areas/>



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



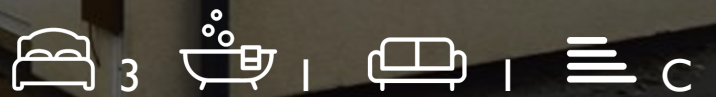
Floor Plan



Honeyhill

Peterborough, PE4 7DR

Offers In Excess Of £185,000 - Freehold , Tax Band - A



Honeyhill

Peterborough, PE4 7DR

Offered with No Forward Chain!

City and County are excited to present this THREE BEDROOMED terrace home located in Paston, with easy access to amenities and transport links to the City Centre. Ideal property for first time buyers, investors, or someone looking to move up the property ladder.

This well-presented home benefits from gas central heating and uPVC double glazing and a spacious reception room. Entrance into the entrance hall, with doors leading to the kitchen/dining room, lounge, two storage cupboards, utility room and a cloakroom fitted with a wash hand basin and a WC. The kitchen comprises of matching base and eye level units with tiled flooring, a built in four ring gas cooker with fitted extractor fan over, one and half bowl ceramic sink, and space for a washing machine, a dishwasher, and a fridge/freezer. Upstairs, there are three separate bedrooms. Parking to the front is communal. To the rear there is a private enclosed garden, with a patio area, wooden shelter, and BBQ area. Please contact the office so you don't miss out! Virtual tour available.

Entrance Hall

12'1" x 2'11"

WC

3'4" x 5'8"

Storage Cupboard

3'4" x 2'2"

Utility Room

7'8" x 2'10"

Kitchen/Dining Room

11'3" x 13'6"

Hallway

15'5" x 5'10"

Lounge

11'8" x 13'4"

Landing

8'7" x 9'3"

Master Bedroom

11'7" x 11'0"

Bedroom Two

11'5" x 10'1"

Bathroom

5'7" x 6'2"



Storage Room

5'8" x 3'0"

Bedroom Three

8'7" x 8'6"

EPC - C

73/86

Tenure - Freehold

IMPORTANT LEGAL INFORMATION

Verified Material Information
Council tax band: A
Annual charge: £1329.79 a year (£110.82 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: Communal
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: 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.