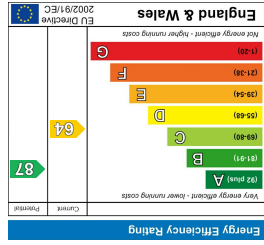
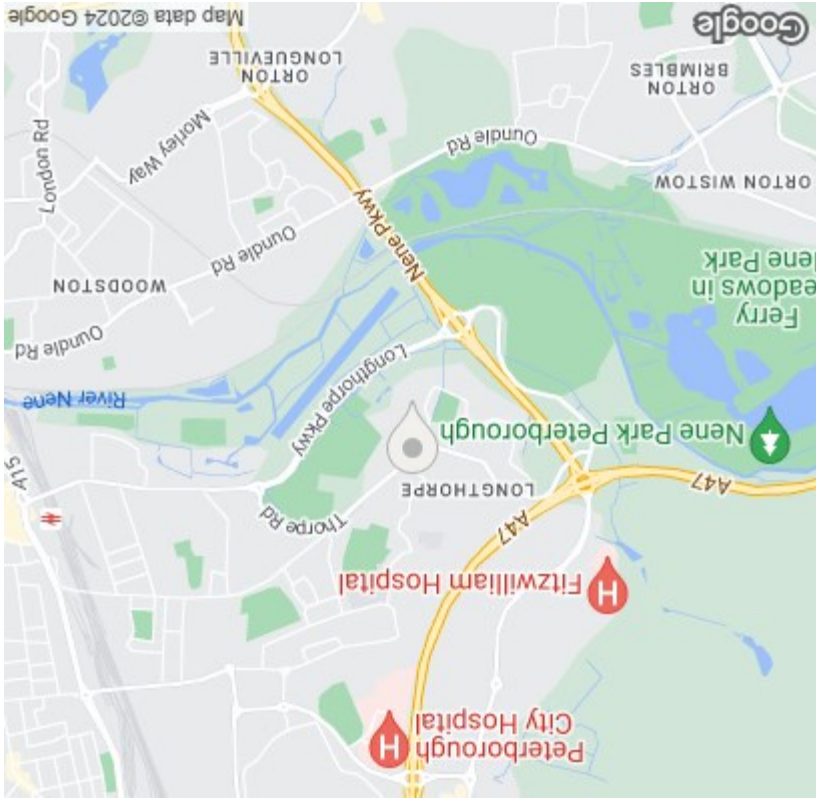


Disclaimer: Important Notice in accordance with the Property Misdescriptions Act (1991) we have prepared these Sales Particulars as a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey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



Energy Efficiency Graph



Area Map



Floor Plan

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



6 Stokesay Court
Peterborough, PE3 6SL

Guide Price £240,000 - Freehold , Tax Band - B



6 Stokesay Court

Peterborough, PE3 6SL

**GUIDE PRICE £240,000 - £260,000. City and County are excited to market this highly desirable, three-bedroom end of terrace property located in the sought after area of Longthorpe, Peterborough. Offering easy access to Peterborough City Centre, train station, local schooling and amenities, this property is the ideal first-time purchase or family home.

Briefly comprising downstairs, an entrance porch, entrance hall, a modern 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 diner with French doors leading to the conservatory. Upstairs benefits from three bedrooms, two doubles, and one single. The family bathroom is fitted with a three-piece suite comprising a WC, a wash hand basin and a bath with a shower over. To the rear, there is an enclosed garden which is mainly laid to lawn. To the front of the property, there is a laid to lawn garden, and two allocated parking spaces. Side access takes you around to the single garage. Please call today for a viewing before you miss out.

Entrance Porch

3'8" x 6'8"

Entrance Hall

6'3" x 6'4"

Kitchen

8'3" x 8'3"

Lounge Diner

15'1" x 15'0"

Conservatory

8'3" x 13'10"

Landing

9'8" x 3'5"

Master Bedroom

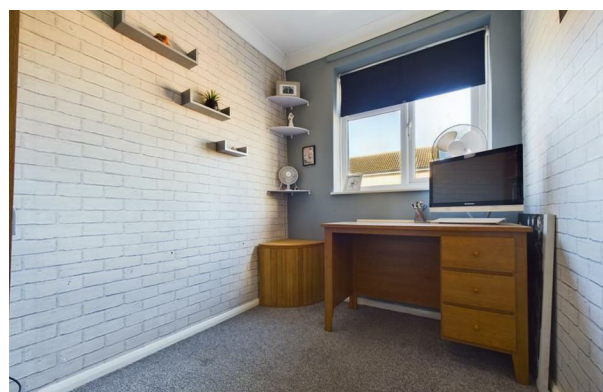
11'9" x 8'2"

Bedroom Two

11'6" x 8'2"

Bedroom Three

7'7" x 6'3"



Bathroom

5'8" x 6'3"

Garage

18'1" x 8'0"

EPC - D

64/87

Tenure - Freehold

IMPORTANT LEGAL INFORMATION

Material Information

Property construction: Standard form
Community Green Space Charge: No
Electricity supply: Mains electricity
Solar Panels: No
Other electricity sources: No
Water supply: Mains Water Supply
Sewerage: Mains
Heating: Gas Central Heating
Heating features:
Broadband: up to 1000Mbps
Mobile coverage: EE - Great, O2 - Great, Three - Great, Vodafone - Great

Parking: Driveway
Building safety issues: No
Restrictions - Listed Building: No
Restrictions - Conservation Area: No
Restrictions - Tree Preservation Orders: No
Public right of way: No
Long-term flood risk: No
Coastal erosion risk: No
Planning permission issues: No
Accessibility and adaptations:
Coal mining area: No
Non-coal mining area: No
Energy Performance rating: D (potential rating is B)

All information is provided without warranty.

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.

DRAFT DETAILS AWAITING VENDOR APPROVAL

