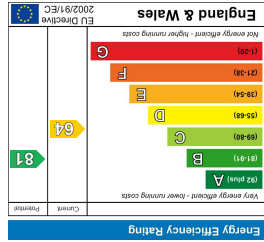


Disclaimer: Important Notice: In accordance with the Property Misdescriptions Act (1991) we have prepared these Sales Particulars as a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey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



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



29 Central Square
Peterborough, PE2 8RH

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



29 Central Square

Peterborough, PE2 8RH

GUIDE PRICE £270,000 - £280,000 City and County are excited to market this spacious, three-bedroom, semi-detached family home located in a quiet Cul-de-Sac in Stanground, Peterborough. Offering easy access to local schooling, transport links, amenities and only a ten-minute drive to Peterborough City Centre, this property is the ideal first-time purchase or family home.

Briefly comprising downstairs, an entrance hall, downstairs cloakroom, kitchen that is fitted with a range of matching base and eye level units, stainless steel sink, space for a washing machine, a fridge/freezer and a free-standing cooker with an extractor over. Bay fronted, dual aspect lounge/diner. Upstairs benefits from three bedrooms, two doubles, and one generous single. The family bathroom is fitted with a three-piece suite comprising, a W/C, a wash hand basin, and a bath with a shower over. To the rear, there is an enclosed garden which is partially patioed, laid to lawn, and block paved with access to the single garage. To the front, there is a partially enclosed garden, and a block paved driveway leading to the rear, providing ample space for off road parking. Please call today for a viewing!

Entrance Hall
14'2" x 6'6"

Lounge
12'5" x 11'10"

Dining Room
11'11" x 10'9"

Kitchen
13'11" x 7'6"

Utility Room
3'1" x 4'7"

WC
3'1" x 2'11"

Landing
7'4" x 4'0"

Master Bedroom
13'11" x 10'11"

Bedroom Two
10'9" x 11'1"

Bathroom
6'0" x 7'5"



Bedroom Three
9'4" x 7'5"

Garage
19'3" x 9'8"

EPC - D
64/81

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: Driveway, Garage, On Street, and Gated

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: D (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.

