

Disclaimers 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 IS APPLICABLE. YOU MAY FIND THE FOLLOWING LINK USEFUL- <https://www.peterborough.gov.uk/residents/housing/selective-licensing/selective-licensing-areas/>

Energy Efficiency Rating	
Current	Assumed
82	82
Any energy efficient - lower rating costs	
A	77 (91)
B	81 (91)
C	85 (91)
D	91 (91)
E	95 (91)
F	101 (91)
G	107 (91)
The energy efficient - higher rating costs	
EU Directive 2002/91/EC	
England & Wales	

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.

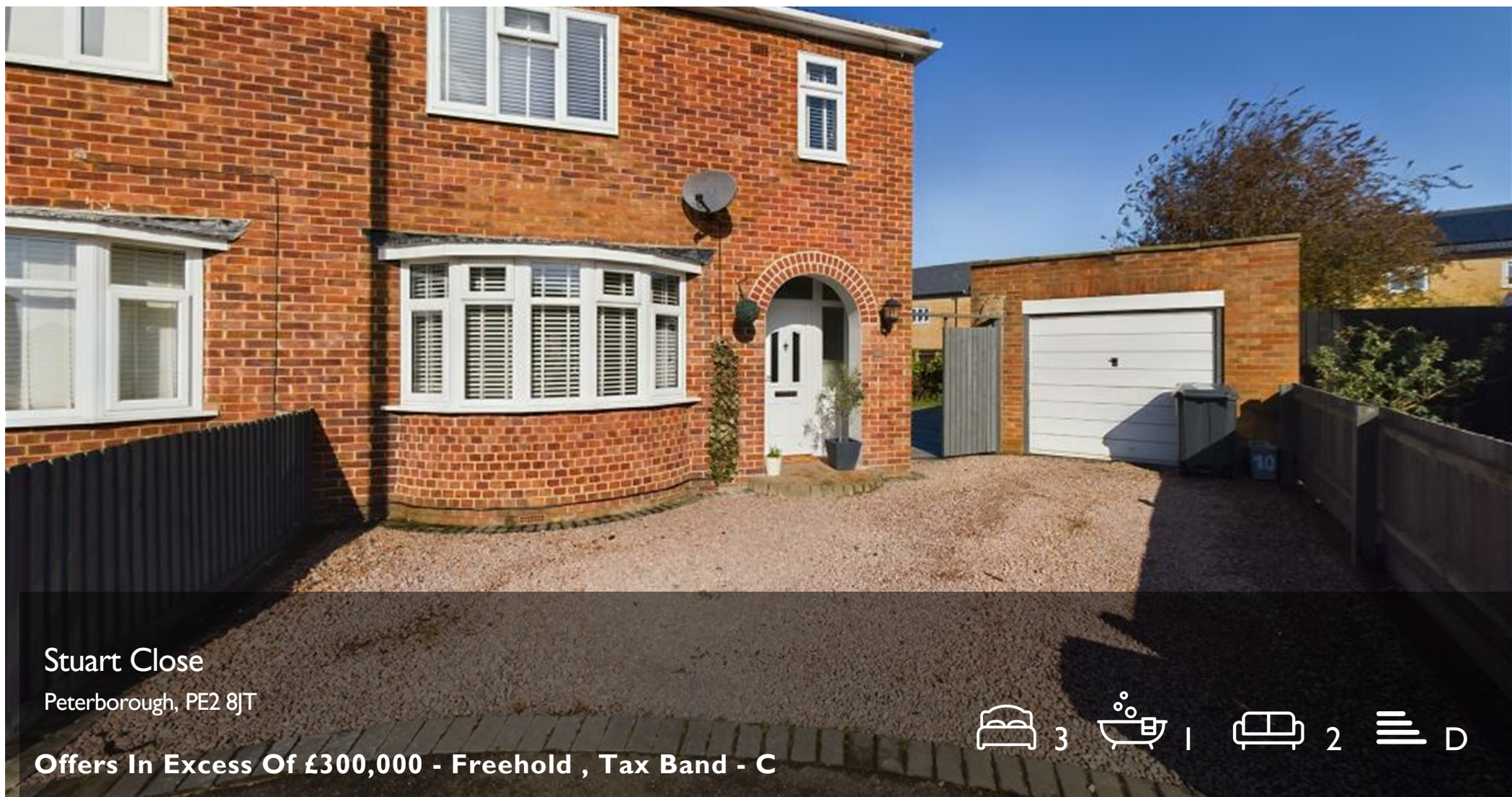
Viewing



Area Map

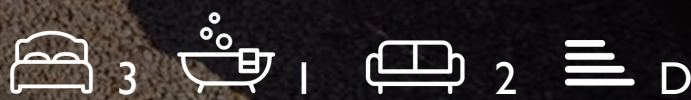


Floor Plan



Stuart Close
Peterborough, PE2 8JT

Offers In Excess Of £300,000 - Freehold , Tax Band - C



Stuart Close

Peterborough, PE2 8JT

City and County are excited to market this immaculate, three-bedroom, semi-detached property located in a quiet Cul-de-Sac in Stanground, Peterborough. Offering easy access to local schooling, transport links and amenities, this property is the ideal family home.

Briefly comprising downstairs, an entrance hall, bay fronted lounge/dining room, and a separate family room with French doors leading to the garden. Kitchen that is fitted with a matching range of base and eye level units, with space for a fridge/freezer, integrated goods including a dishwasher, oven with a four-ring hob and an extractor over. Utility room with space for a washing machine and dryer with access to the downstairs cloakroom. 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. Tiled surround. To the rear, there is a wraparound private garden, which is partially laid to lawn and partially patioed with side access to the garage. To the front, there is a gravelled driveway allowing off road parking for a minimum of two cars and access to the front of the garage. Please call today for a viewing!

Entrance Hall

12'7" x 6'6"

Lounge/Dining Room

23'7" x 11'10"

Family Room

10'6" x 9'10"

Kitchen

16'6" x 7'7"

Utility Room

7'2" x 7'1"

WC

7'3" x 2'11"

Landing

7'10" x 4'1"

Master Bedroom

12'6" x 11'2"



Bedroom Two

10'11" x 11'2"

Bathroom

6'0" x 7'4"

Bedroom Three

9'0" x 7'5"

EPC - D

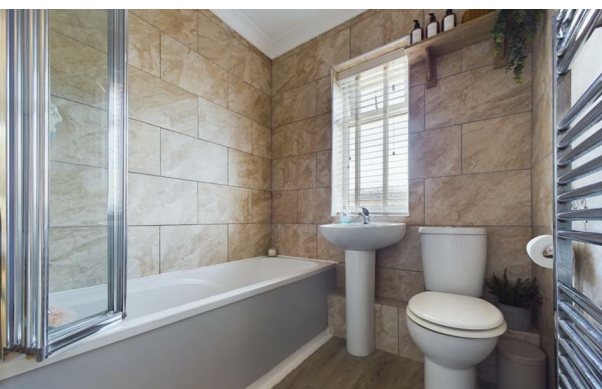
64/82

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 – Excellent, O2 – Excellent, Three – Excellent, Vodafone – Excellent



Parking: Garage, 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



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.