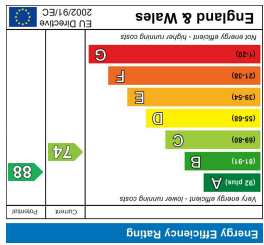


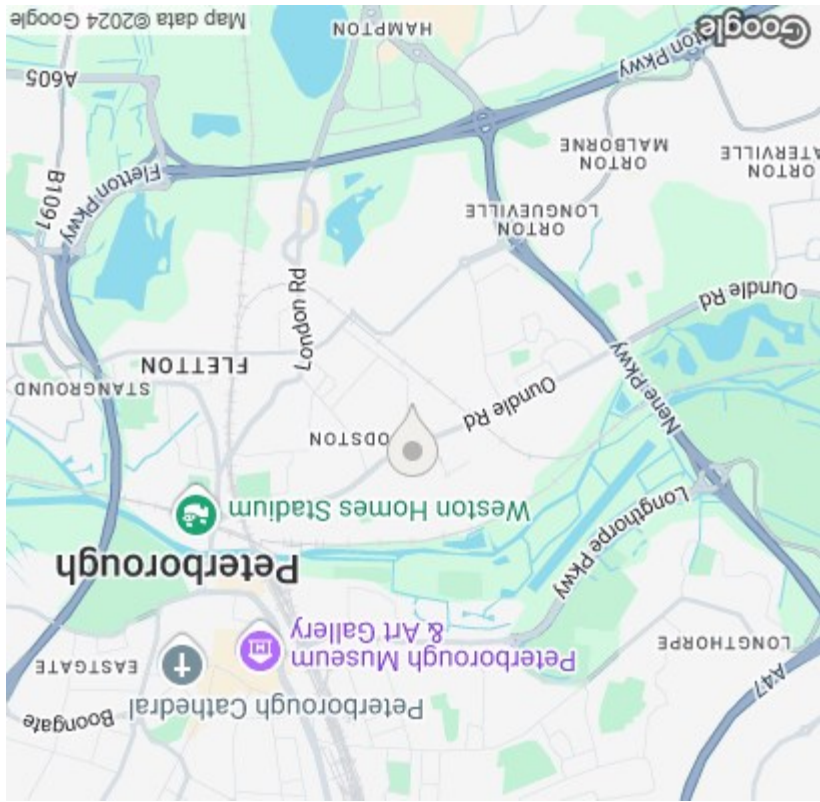
Disclaimers important Notice in accordance with the Property Misdescriptions Act (1991) we have prepared these Sales Particulars as a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey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

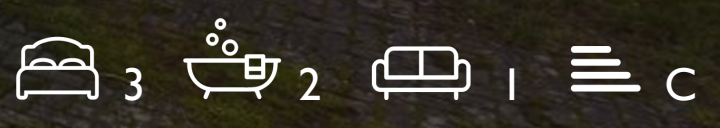


Floor Plan



Honeysuckle Court
Peterborough, PE2 9JT

Guide Price £215,000 - Freehold , Tax Band - B



Honeysuckle Court

Peterborough, PE2 9JT

City and County are pleased to market this three-bedroom, semi-detached home located within a quiet Cul-de-Sac in Woodston, Peterborough. Offering easy access to Peterborough City Centre, local transport links and amenities, this is the ideal first-time purchase or family home.

Briefly comprising downstairs, an entrance hall, downstairs cloakroom, good sized lounge with sliding doors leading to the garden, and a separate kitchen fitted with a matching range of 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. Upstairs offers three double bedrooms with the master bedroom benefitting from a fitted three-piece en-suite comprising, a WC, a wash hand basin and a cubicle shower. There is also a family bathroom 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 with rear access to the double garage. To the front, there is a blocked paved drive allowing off road parking for at least three cars and front access to the double garage.

Entrance Hall

9'3" x 5'9"

Lounge

12'1" x 14'10"

Kitchen

12'1" x 8'10"

WC

2'7" x 5'10"

Landing

4'0" x 5'10"

Master Bedroom

10'5" x 11'5"

En-Suite To Master Bedroom

5'5" x 5'2"

Bedroom Two

7'1" x 8'8"

Bedroom Three

9'5" x 6'0"



Bathroom
6'3" x 5'7"

Garage
15'7" x 16'1"

EPC - Awaiting

Tenure - Freehold

IMPORTANT LEGAL INFORMATION

Verified Material Information
Council tax band: B
Annual charge: £1551.42 a year (£129.29 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: None
Mobile coverage: O2 - Excellent, Vodafone - Excellent, Three - Excellent, EE - Excellent

Parking: Off Street and Garage
Building safety issues: No
Restrictions: None
Public right of way: No
Flood risk: Yes
Coastal erosion risk: No
Planning permission: No
Accessibility and adaptations: None
Coalfield or mining area: No.
Energy Performance rating: No Certificate (potential rating is undefined)

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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.

DRAFT DETAILS AWAITING VENDOR APPROVAL