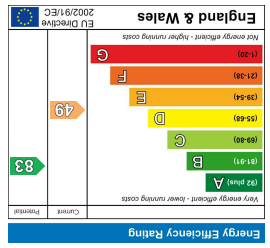


Disclaimer: Important Notice: In accordance with the Property Misdescriptions Act (1991) we have prepared these Sales Particulars as a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey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

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



Floor Plan



34 Beauvale Gardens
 Peterborough, PE4 7UG

Guide Price £260,000 - Freehold , Tax Band - D



34 Beauvale Gardens

Peterborough, PE4 7UG

Offered with No Forward Chain with a GUIDE PRICE of £260,000-£290,000!
City and County are very pleased to offer for sale this DETACHED CHALET BUNGALOW, that is offered with vacant possession. With huge potential to extend and improve throughout, this would be a fantastic forever home! Conveniently positioned near local shops, schools and local transport links. The property boasts DOUBLE BEDROOMS, PLENTY OF PARKING, LARGE PLOT AND A GARAGE!

Accommodation briefly comprises downstairs, a spacious entrance hall, which leads into bedroom three and a separate three-piece bathroom comprising a bath with shower over, a WC, and a wash hand basin. Leading through then into an open plan kitchen/breakfast room that is fitted with a matching range of base and eye level units, worktops, cooker and oven, and space for a fridge/freezer and a dishwasher. There is a spacious living/dining room with dual-aspect windows, and access into the kitchen. Upstairs there are a further two double bedrooms with built in wardrobes. A very generous plot size and set back from the road with ample parking to the front and an attached single garage. To the rear is a good-sized enclosed garden benefiting from a sunny aspect with a large patio area and plants. Please call the office to arrange your viewing today. Virtual tour available. Probate has been granted.

Entrance Hall
5'8" x 13'6"

Bedroom Three
7'8" x 7'10"

Bathroom
7'8" x 6'3"

Kitchen/Breakfast Room
13'11" x 8'4"

Living/Dining Room
11'11" x 22'5"

Landing
3'10" x 6'8"

Master Bedroom
10'2" x 14'6"

Bedroom Two
10'5" x 14'5"



Garage
7'10" x 19'8"

EPC - E
49/83

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 Boiler
Heating features:
Broadband: up to 1000Mbps
Mobile coverage: EE - Great, O2 - Great, Three - Excellent, Vodafone - Great

Parking: Gated, Garage, Off Street and Private

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: E (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

