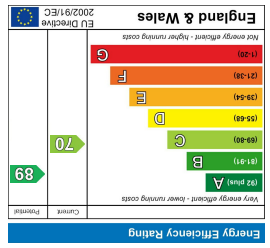


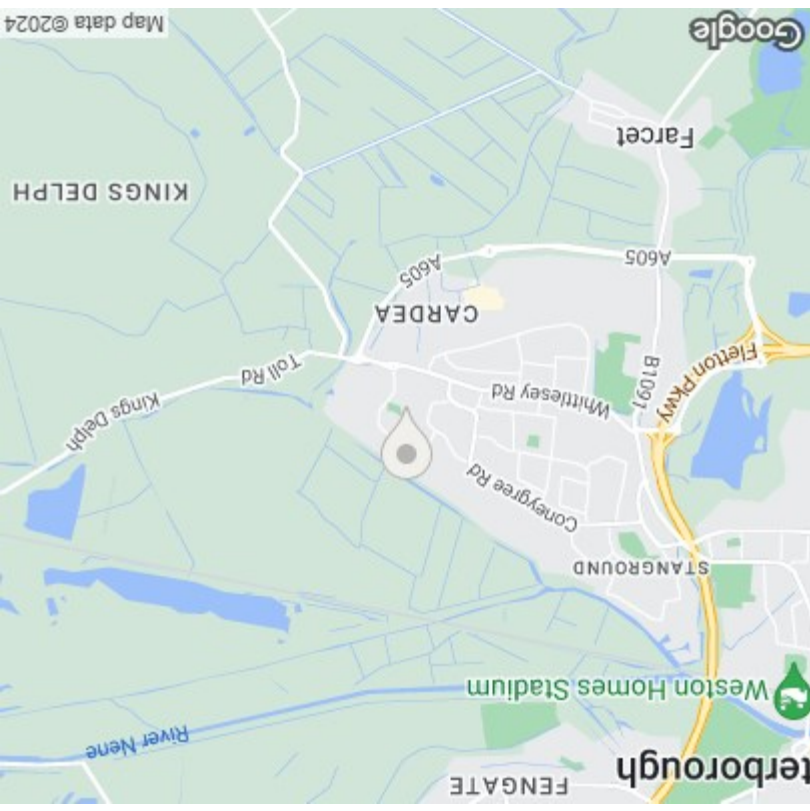
Disclaimer: Important Notice in accordance with the Property Misdescriptions Act (1991) we have prepared these Sales Particulars as a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey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

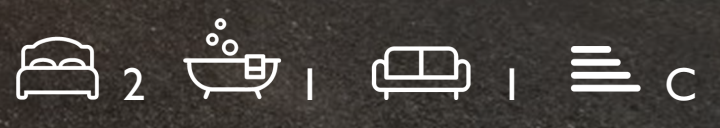


Floor Plan



34 Portchester Close  
Peterborough, PE2 8UP

Offers In Excess Of £200,000 - Freehold , Tax Band - B



## 34 Portchester Close

Peterborough, PE2 8UP

City and County are excited to launch this TWO BEDROOMED, TERRACE HOME situated in a quiet Cul-de-Sac in Park Farm, OFFERED WITH NO FORWARD CHAIN! Offering easy access to local amenities, schooling, and transport links, this is an ideal investment opportunity or downsizer. The property boasts an open living room and kitchen/dining room, and off-road parking. PERFECT FIRST BUY!

Briefly comprising downstairs, an entrance porch, living room with a staircase leading to the first floor, and a kitchen/dining room that is fitted with a range of matching base and eye level units, with built in oven/hob, and an extractor over, with space for a fridge/freezer and an under stairs storage cupboard. Upstairs, there are two good sized bedrooms with a family bathroom, fitted with a three-piece suite comprising, a WC, a wash hand basin, and a bath with a shower over. Tiled surround. To the front of the property offers a gravelled area, with a footpath leading to the front door and an off-road parking space. The rear garden is enclosed, with a patio area and gated rear access. Alarm system installed. Please call today for a viewing! Virtual tour available.

### Entrance Porch

2'11" x 5'1"

### Living Room

14'6" x 10'5"

### Kitchen/Diner

8'1" x 13'3"

### Landing

6'2" x 3'4"

### Master Bedroom

10'0" x 11'3"

### Bathroom

5'9" x 5'7"

### Bedroom Two

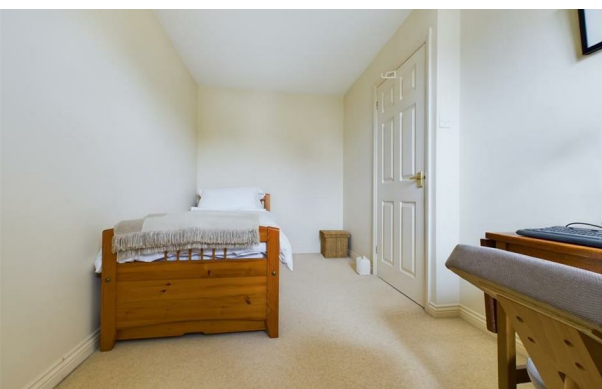
12'11" x 6'10"

### EPC - C

70/89

### 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: TBC  
Mobile coverage: TBC

Parking: Driveway  
Building safety issues: No  
Restrictions - Listed Building: No  
Restrictions - Conservation Area: No  
Restrictions - Tree Preservation Orders: No  
Public right of way: Access To Driveway of Number 33  
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: C (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.