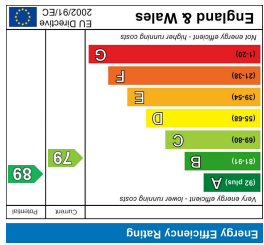


Disclaimers: Important Notice in accordance with the Property Misdescriptions Act (1991) we have prepared these Sales Particulars as a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey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

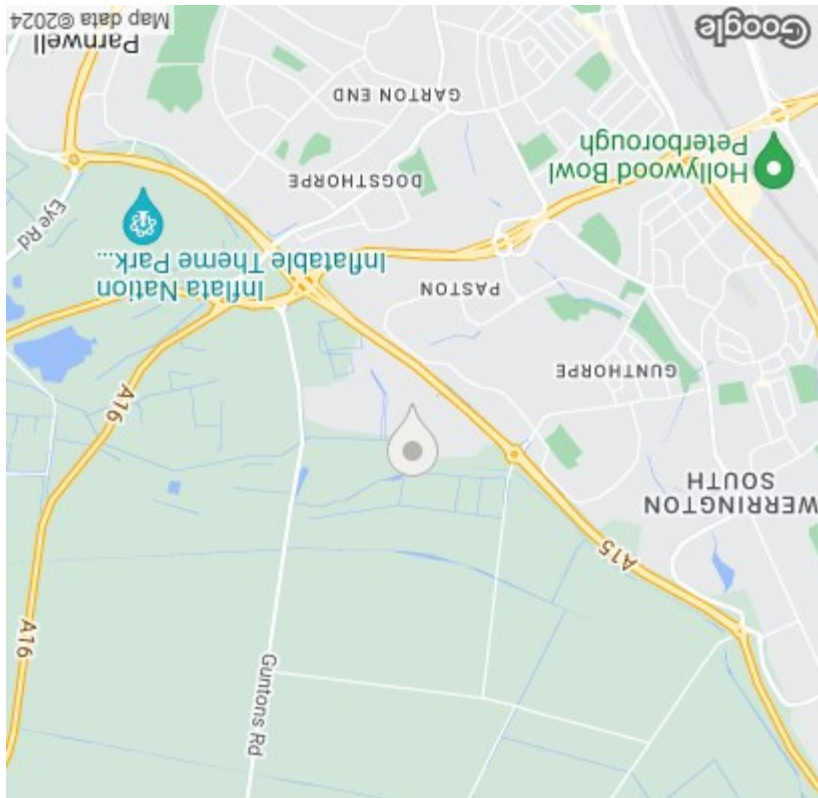
PLEASE NOTE: IF THE PROPERTY IS BEING PURCHASED AS BUY TO LET, YOU SHOULD CONSIDER WHETHER SELECTIVE LICENSING IS APPLICABLE. YOU MAY FIND THE FOLLOWING LINK USEFUL- <https://www.peterborough.gov.uk/residents/housing/selective-licensing/selective-licensing-areas/>



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



Burghfield Green
Peterborough, PE4 7AW

Guide Price £325,000 - Freehold , Tax Band - D



Burghfield Green

Peterborough, PE4 7AW

City and County are excited to bring to the market this FOUR BEDROOMED DETACHED family home, within proximity to Peterborough City Centre, local transport links, schooling, and local amenities. The property benefits from gas central heating and uPVC double glazing. This home would be ideal for a growing family! The property boasts a LARGE REAR GARDEN, EN-SUITE, UTILITY ROOM, CLOAKROOM, PARKING & A GARAGE

The property briefly comprises downstairs, an entrance hall that leads into an open plan kitchen/dining room, with a range of matching base and eye level units. There is a four-ring hob with extractor hood over, integrated gas oven and a stainless-steel sink. There is a separate utility room with space for a washing machine and a tumble dryer, and door into the garden. Off the hall offers a large dual aspect living room and a two-piece cloakroom. Upstairs there are four bedrooms, and a family bathroom that is fitted with a three-piece suite comprising a W.C, wash hand basin, and a bath with a shower over. There is also a three piece en-suite off the master bedroom. To the rear of the property there is a good-sized enclosed garden, which is mainly laid to lawn, and a rear door into the garage. To the front of the property there is a driveway which provides off-road parking for several cars, and a front garden which can be turned into additional spaces. Please call to book a viewing with us today to fully appreciate all that this home has to offer! Virtual tour available.

Entrance Hall
6'6" x 12'7"

Living Room
10'10" x 21'2"

WC
6'6" x 3'0"

Kitchen/Diner
11'6" x 21'2"

Utility Room
8'4" x 4'11"

Landing
12'4" x 4'2"

Master Bedroom
12'7" x 10'9"

En-Suite To Master Bedroom
5'9" x 4'9"

Bedroom Two
11'2" x 9'10"

Bedroom Three
10'9" x 10'0"

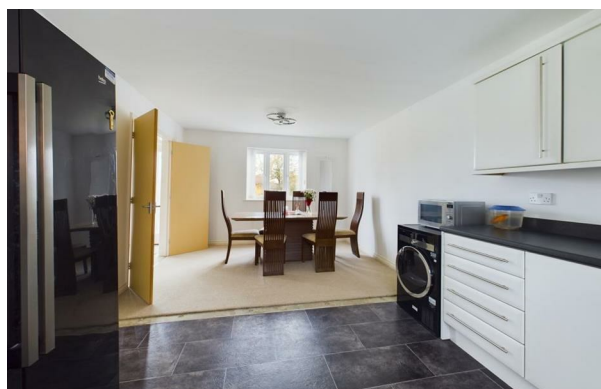
Bathroom
7'9" x 5'6"

Bedroom Four
10'11" x 11'0"

Garage
9'2" x 17'0"

EPC - C
79/89

Tenure - Freehold
There is a community Green Space Charge payable, current figure is £300 per annum.



IMPORTANT LEGAL INFORMATION

Material Information

Property construction: Standard form
Community Green Space Charge: Yes, £300 per annum
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: Ultrafast 1130Mb
Mobile coverage: TBC

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: C (potential 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

