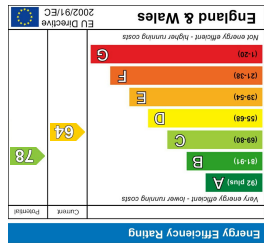


Disclaimer Important Notice in accordance with the Property Misdescriptions Act (1991) we have prepared these Sales Particulars as a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey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



Area Map

Viewing
 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.



Floor Plan



Apsley Way
 Longthorpe, Peterborough, PE3 9NZ

Guide Price £425,000 - Freehold , Tax Band - D

4 1 3 D

Apsley Way

Longthorpe, Peterborough, PE3 9NZ

****Offered to the market with NO FORWARD CHAIN with a GUIDE PRICE of £425,000-£450,000, recently changed from £480,000 due to motivated sellers****
 City and County are excited to market this spacious, four-bedroom detached family home, situated in a desirable Cul-de-Sac location in Longthorpe. Offering easy access to local amenities, schooling, and transport links, this property is the perfect family home. The property boasts huge potential for someone looking to heavily extend over the double garage (subject to planning permission). There are several different reception rooms offering versatile living and opportunities to change the layout of the property throughout.

This exceptional property boasts an expansive total area of 159 square metres, expertly distributed over two spacious floors. A residence designed with an eye for functionality and elegance, it features three separate light reception rooms. The ground floor presents a practical layout with a dedicated WC, a fully-equipped kitchen/dining room featuring built-in ovens, electric hob, extractor hood over and space for a dishwasher and a fridge/freezer. There is a separate rear porch and access into the integral double garage with ample storage potential. Ascend to the first floor and discover another well laid-out layout of four double bedrooms, and a spacious four-piece bathroom equipped with a bath, a WC, a wash hand basin and a shower unit. Outside boasts a private enclosed rear garden with gated access to the front. There is off-road parking for several vehicles and a front garden that could be converted into additional parking. This property offers a remarkable blend of style, comfort, and practicality designed to enhance modern living. Please call the office to arrange your viewing today and see our virtual tour attached. Probate granted.

- Entrance Hall**
25'10" x 5'10"
- Cloakroom**
4'9" x 4'0"
- Lounge**
20'0" x 11'9"
- Living Room**
10'9" x 10'11"
- Dining Room**
8'10" x 11'0"
- Kitchen/Diner**
15'7" x 10'3"
- Rear Porch**
4'3" x 10'8"
- Landing**
6'5" x 5'8"
- Master Bedroom**
10'10" x 12'9"
- Bedroom Two**
10'11" x 11'1"
- Bedroom Three**
8'9" x 9'6"
- Storage**
6'1" x 2'4"
- Bathroom**
5'11" x 8'8"



- Bedroom Four**
8'9" x 8'3"
- Garage**
15'8" x 17'1"
- EPC - D**
64/78

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 (potential rating is C)

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.

