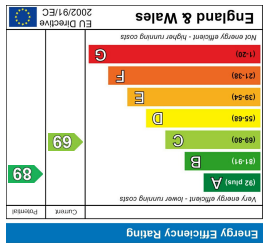
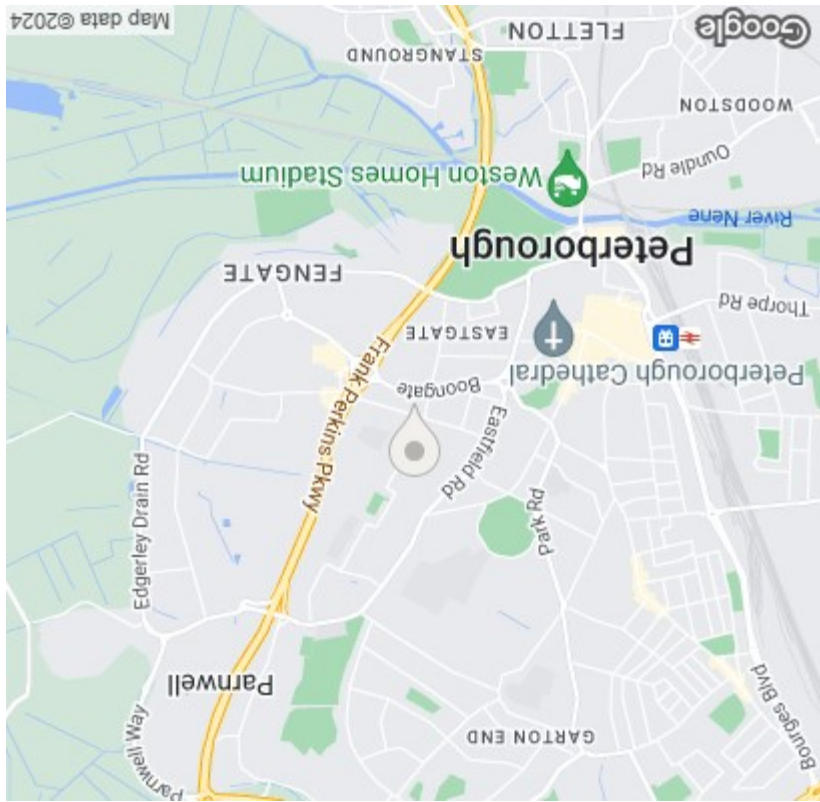


Disclaimers Important Notice in accordance with the Property Misdescriptions Act (1991) we have prepared these Sales Particulars as a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey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



Area Map



Floor Plan

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



De Bec Close  
 Peterborough, PE1 5HB

Offers In Excess Of £130,000 - Freehold , Tax Band - A



## De Bec Close

Peterborough, PE1 5HB

City and County are pleased to market this one-bedroom terraced property located within a Cul-de-Sac in the city centre of Peterborough. Offering NO FORWARD CHAIN, walking distance to the city centre, and local transport links, this property is the ideal first-time purchase or investment.

Briefly comprising downstairs, an entrance into the kitchen which is fitted with a matching range of base and eye level units, with space for a washing machine, a fridge/freezer and a free-standing oven. Good sized living room with access out to the enclosed rear garden. Upstairs benefits from one double bedroom and a family bathroom that is 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 a low maintenance private garden, which is mainly gravelled. To the front, there is access to the public footpath and the communal parking area. Please call to book your viewing before you miss out.

### Living Room

10'0" x 8'9"

### Kitchen

6'3" x 11'8"

### Landing

2'11" x 6'0"

### Bedroom

10'4" x 8'9"

### Bathroom

6'3" x 8'9"

### EPC - C

69/89



Tenure - Freehold

**IMPORTANT LEGAL  
INFORMATION**  
AWAITING CONFIRMATION

**DRAFT DETAILS AWAITING  
VENDOR APPROVAL**