

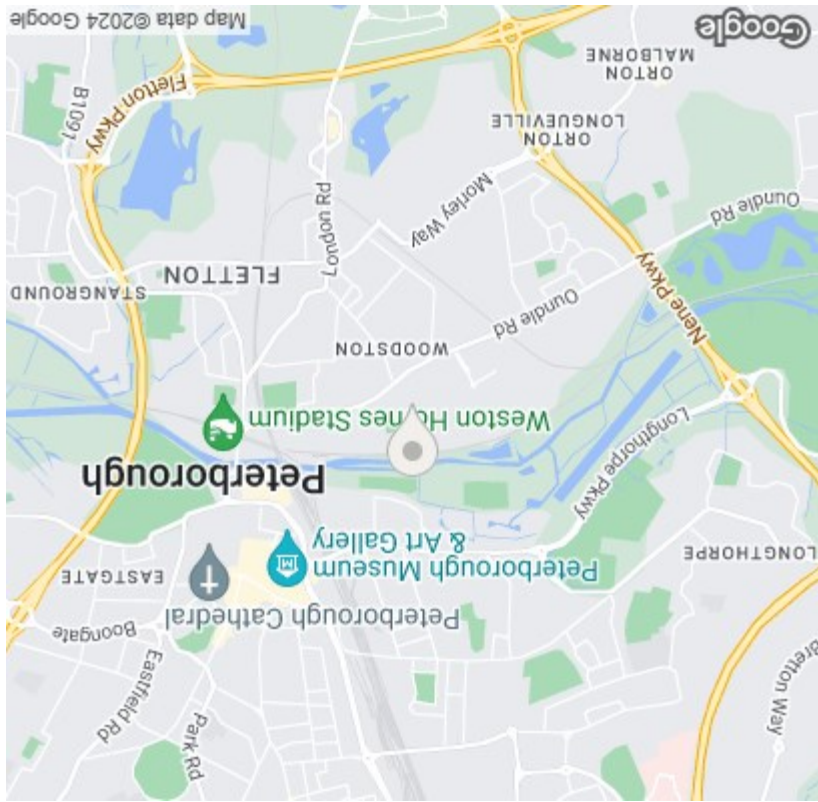
Disclaimers Important Notice in accordance with the Property Misdescriptions Act (1991) we have prepared these Sales Particulars as a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey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

England & Wales	
Energy Rating	Energy Efficiency - lower rating costs
A	77-91
B	69-76
C	55-68
D	46-54
E	39-45
F	31-38
G	1-30

EU Directive 2002/91/EC

Energy Efficiency Graph



Area Map

Please contact our City & County Estate Agents - Peterborough Office on 01733 563965 if you wish to arrange a viewing.

Viewing

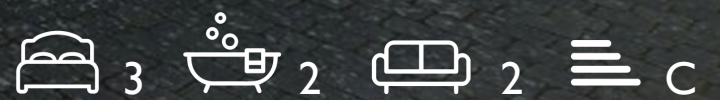


Floor Plan



Wye Valley Road
Peterborough, PE2 9SP

£270,000 - Freehold , Tax Band - D



Wye Valley Road

Peterborough, PE2 9SP

City and County are excited to market this spacious, three-bedroom end of terrace property located in a quiet location in the Sugar Way estate, Peterborough. Offering easy access to local schooling, transport links and is within walking distance to Peterborough City Centre, this property is the perfect home.

Briefly comprising downstairs, an entrance hall, downstairs cloakroom, good sized lounge with French doors leading to the garden, and a separate dining room leading to the kitchen which is fitted with a matching range of base and eye level units with space for a dishwasher, a washing machine and a fridge/freezer. Integrated oven with a four-ring gas hob with an extractor over. Upstairs offers a family bathroom fitted with a three-piece suite comprising, a WC, wash hand basin and a bath with a shower over. Three double bedrooms with the master bedroom benefitting from a fitted three-piece en-suite comprising, a WC, wash hand basin and a cubicle shower. To the rear, there is an enclosed garden which is mainly laid to lawn. To the front of the property there is access to the driveway and single garage.

Entrance Hall

4'5" x 5'5"

WC

2'9" x 6'3"

Lounge

13'5" x 11'1"

Dining Room

9'6" x 10'9"

Kitchen

9'5" x 10'9"

Landing

3'7" x 10'6"

Master Bedroom

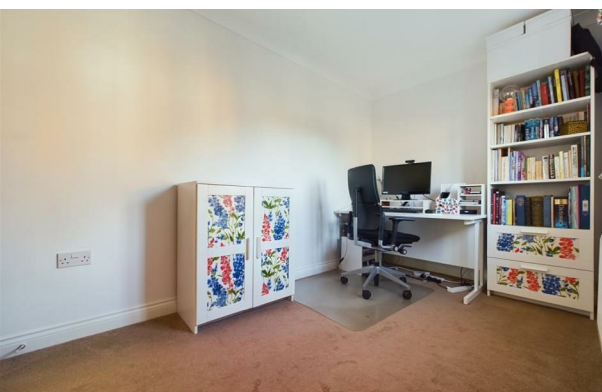
13'9" x 11'8"

En-Suite To Master Bedroom

7'5" x 5'0"

Bathroom

6'5" x 6'2"



Bedroom Two

13'2" x 9'11"

Bedroom Three

13'0" x 6'11"

EPC - C

73/86

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 - Great, O2 - Great, Three - Great, Vodafone - Great

Parking: Covered, Garage, Driveway, On Street, 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: 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.