

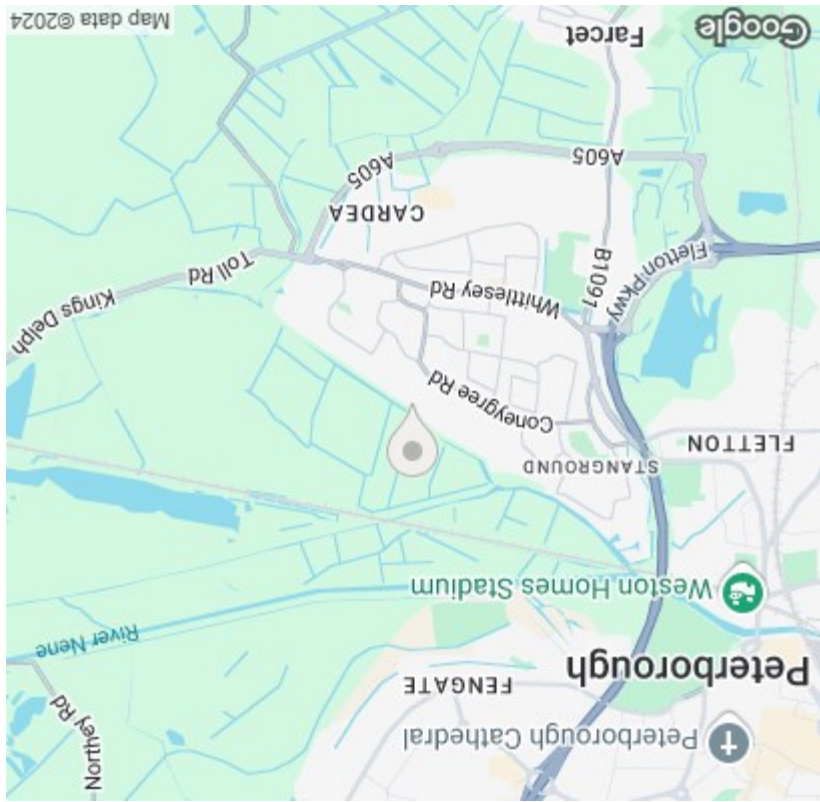
Disclaimers: Important Notice in accordance with the Property Misdescriptions Act (1991) we have prepared these Sales Particulars as a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey 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 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 Rating |            |
|--------------------------|------------|
| Current                  | Assumed    |
| A (92-100)               | A (92-100) |
| B (81-91)                | B (81-91)  |
| C (69-80)                | C (69-80)  |
| D (55-68)                | D (55-68)  |
| E (39-54)                | E (39-54)  |
| F (21-38)                | F (21-38)  |
| G (1-20)                 | G (1-20)   |

Any energy efficient lower rating costs  
 Any energy efficient lower rating costs  
 87  
 72  
 EU Directive 2002/91/EC  
 The energy indicator - higher ratings costs

Energy Efficiency Graph



Area Map

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



Floor Plan



Havelock Drive  
 Peterborough, PE2 8NP

Guide Price £210,000 - Freehold , Tax Band - B



## Havelock Drive

Peterborough, PE2 8NP

Guide Price £210,000 - £220,000.

City and County are pleased to market this spacious, three-bedroom, semi-detached property located within a quiet Cul-de-Sac in Stanground, Peterborough. Offering NO FORWARD CHAIN, local transport links and local schooling, this property is the ideal first-time home.

This exquisite two-storey property offers an area of 82 square metres thoughtfully allocated over two floors. The ground floor is designed to house a spacious and fully equipped kitchen with a stove, a sizable and cosy living room, and a sun-drenched conservatory - an ideal setting for tranquil relaxation. Ascending to the first floor, you'll find three beautifully designed bedrooms boasting ample space and comfort, as well as a utilitarian yet luxurious bathroom equipped with a shower and a bath. With a total of three bedrooms and one bathroom, this property is perfectly suited for family living, providing ample private and shared living spaces. Outside to the rear, there is a private enclosed garden which is partially patioed and partially laid to lawn. To the front, there is an allocated parking space for one car. This home exudes a balance of functional living and modern comfort. Don't miss out on an opportunity to view this exceptional home.

### Entrance Hall

9'0" x 6'0"

### Storage Cupboard

2'7" x 6'1"

### Kitchen/Diner

12'0" x 11'1"



**Living Room**  
11'0" x 17'6"

**Conservatory**  
7'1" x 14'6"

**Landing**  
11'2" x 6'2"

**Master Bedroom**  
11'1" x 10'1"

**Bedroom Two**  
9'11" x 8'3"

**Bathroom**  
5'11" x 8'11"

**Bedroom Three**  
5'10" x 7'2"

**EPC - C**  
72/87

**Tenure - Freehold**

**IMPORTANT LEGAL  
INFORMATION**  
AWAITING CONFIRMATION

**DRAFT DETAILS AWAITING  
VENDOR APPROVAL;**

