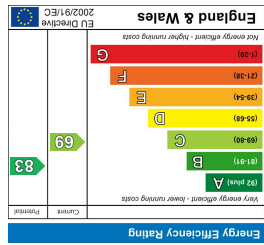
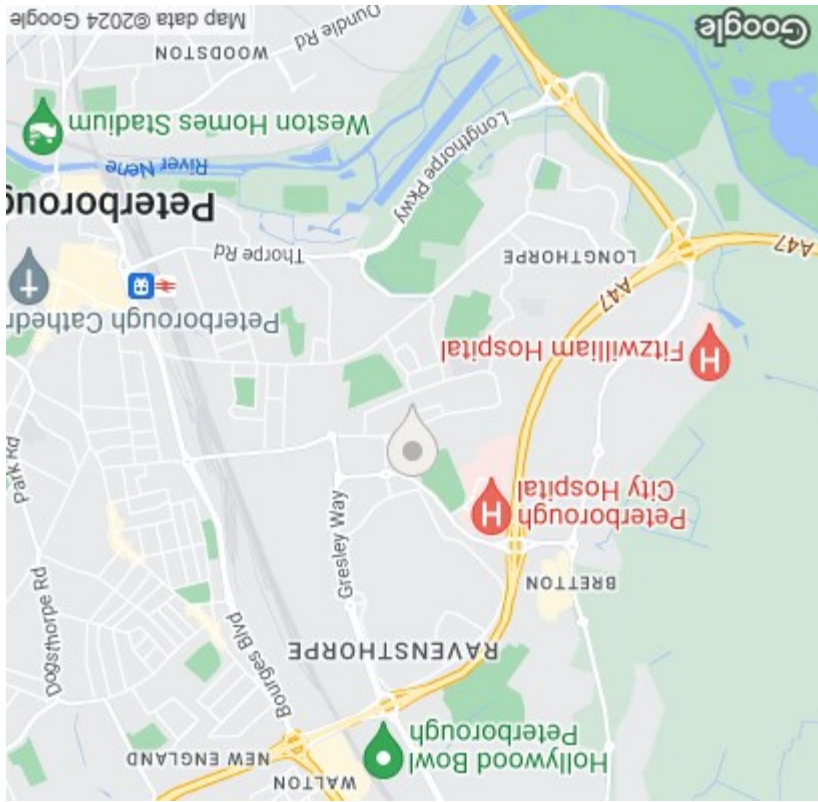


Disclaimer Important Notice in accordance with the Property Misdescriptions Act (1991) we have prepared these Sales Particulars as a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey 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 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 APPLIES. YOU MAY FIND THE FOLLOWING LINK USEFUL- <https://www.peterborough.gov.uk/residents/housing/selective-licensing/selective-licensing-areas/>



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

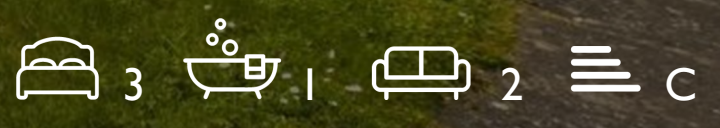


Floor Plan



Brocklesby Gardens
Peterborough, PE3 9RG

Guide Price £350,000 - Freehold , Tax Band - C



Brocklesby Gardens

Peterborough, PE3 9RG

****GUIDE PRICE £350,000 - £370,000**** - Welcome to this charming semi-detached home located in the desirable Brocklesby Gardens, Peterborough, within proximity to Jack Hunt School, and the City Hospital. This property boasts two reception rooms, and three bedrooms, making it an ideal home for a growing family or those who love to entertain.

Upon entering, you are greeted by a spacious hallway with the benefit of a large storage cupboard. There is a single-storey extension that houses the second reception room, currently serving as a delightful dining area which is open plan from the 20ft lounge. The kitchen is a chef's dream, featuring an integrated dishwasher, water softener, oven, five-ring gas hob, and an extractor hood. There is also ample space for a fridge freezer, ensuring all your culinary needs are met.

The three-piece family bathroom offers convenience and comfort with a shower cubicle, WC, and wash hand basin. The property also benefits from an enclosed rear garden, designed for low maintenance with patio slabs and gravel. Additionally, there is rear access to the driveway, providing off-road parking for one car and leading to the garage.

Situated in a peaceful neighbourhood, the front garden laid to lawn adds to the property's curb appeal. With off road parking, and room to potentially make more space within the garden, this home offers both comfort and practicality. Don't miss the opportunity to make this lovely house your new home in Peterborough.

Entrance Hall
11'10" x 7'4"

Living Room
20'4" x 11'4"

Dining Room
9'10", 249'4" x 10'9"

Kitchen
9'7" x 10'7"

WC
3'10" x 5'4"

Landing
3'6" x 10'2"

Master Bedroom
16'4" x 7'4"



Bedroom Two
11'4" x 11'7"

Bedroom Three
8'6" x 11'8"

Bathroom
5'4" x 7'6"

EPC - C
69/83

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 - Google Nest Heating
Heating features:
Broadband: Up to 1000Mbps
Mobile coverage: EE- Great, O2 - Great, Three - Great, Vodafone - Great

Parking: Garage, Driveway, On Street
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

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.

