

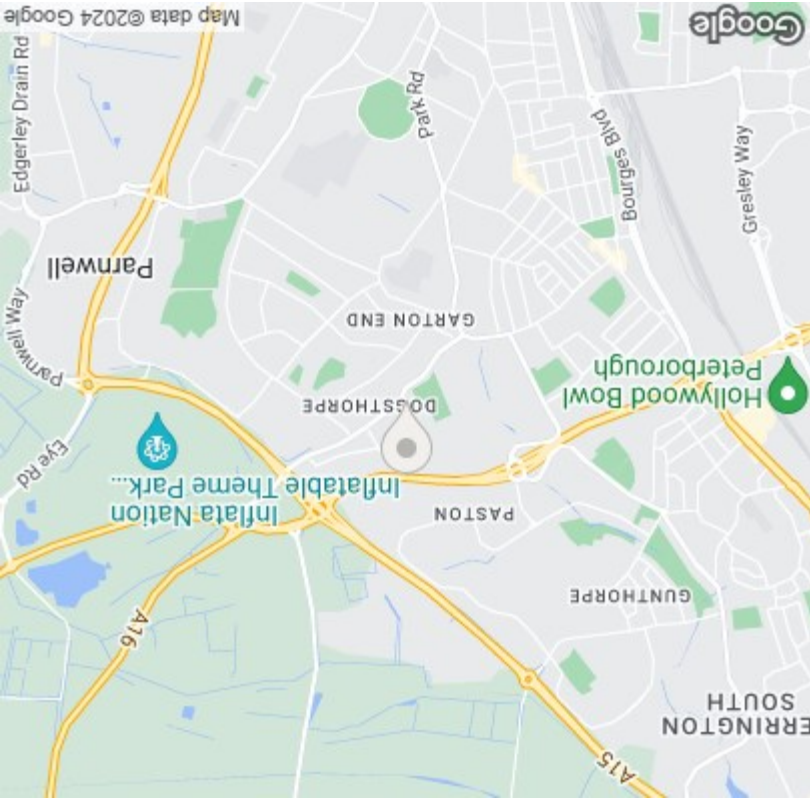
Disclaimer: Important Notice: In accordance with the Property Misdescriptions Act (1991) we have prepared these Sales Particulars as a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey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

England & Wales	
Energy Rating	Approximate annual energy costs
A	£121 - £147
B	£148 - £171
C	£172 - £205
D	£206 - £239
E	£240 - £273
F	£274 - £307
G	£308 - £341

Energy Efficiency Graph

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



Area Map



Floor Plan



11 Primrose Close
Peterborough, PE1 3XL

£270,000 - Freehold , Tax Band - C



11 Primrose Close

Peterborough, PE1 3XL

Welcome to Primrose Close, Peterborough - a charming detached bungalow that offers a delightful living experience. This property boasts a deceptive spaciousness that is sure to surprise you.

Upon entering, you are greeted by a cosy reception room perfect for relaxing or entertaining guests. The bungalow features two comfortable bedrooms, ideal for a small family or those in need of a guest room or home office. The kitchen is a highlight of this home, offering ample space for a washing machine and a fridge/freezer. You'll find an integrated oven with a four-ring gas hob and an extractor, making meal preparation a breeze. The kitchen also leads to a lovely conservatory, providing a bright and airy space to enjoy your morning coffee or unwind with a book. The family bathroom is elegantly fitted with a three-piece suite, including a WC, a washbasin, and a convenient cubicle shower. Step outside to discover a private enclosed rear garden, complete with a charming self-made summer house - perfect for enjoying the outdoors in the comfort of your own home. Additionally, the property features a double garage and a gravelled driveway that can accommodate parking for at least three cars, ensuring convenience for you and your guests. Don't miss the opportunity to make this delightful bungalow your new home. Contact us today to arrange a viewing and experience the warmth and comfort that Primrose Close has to offer.

Entrance Hall

4'7" x 16'7"



Living Room
11'2" x 12'5"

Kitchen/Diner
9'3" x 12'6"

Conservatory
8'7" x 20'8"

Bathroom
6'6" x 5'10"

Master Bedroom
12'11" x 9'6"

Bedroom Two
10'9" x 11'3"

EPC - Awaiting

Tenure - Freehold

**IMPORTANT LEGAL
INFORMATION
AWAITING CONFIRMATION**

**DRAFT DETAILS AWAITING
VENDOR APPROVAL**

