

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 APPLIES. YOU MAY FIND THE FOLLOWING LINK USEFUL- <https://www.peterborough.gov.uk/residents/housing/selective-licensing/selective-licensing-areas/>

Energy Efficiency Rating	
Current	Assumed
72 (91%)	A
73 (91%)	B
73 (91%)	C
73 (91%)	D
73 (91%)	E
73 (91%)	F
73 (91%)	G

EU Directive 2002/91/EC

The energy indicator - higher ratings mean lower costs

Energy Efficiency Graph



Area Map



Floor Plan

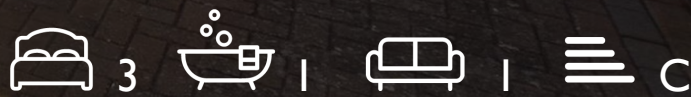
Please contact our City & County Estate Agents - Peterborough Office on 01733 563965 if you wish to arrange a viewing appointment for this property or require further information.

Viewing



Sherborne Road
Peterborough, PE1 4RN

Guide Price £265,000 - Freehold , Tax Band - B



Sherborne Road

Peterborough, PE1 4RN

GUIDE PRICE £265,000 - £285,000

Welcome to this charming semi-detached house on Sherborne Road, Peterborough! Located in a desirable area, this property offers a wonderful opportunity for a new homeowner to settle into a comfortable and welcoming space.

This property boasts a kitchen/diner, three cosy bedrooms, and a modern family bathroom fitted with a three-piece suite. The modern kitchen is a highlight, offering ample space for your appliances and cooking needs. One of the standout features of this lovely home is the integral garage, providing convenient storage or parking space. Outside, you'll find a large and private enclosed rear garden, perfect for relaxing or entertaining, and a blocked paved drive to the front, that can accommodate at least three cars, ensuring parking is never an issue. Don't miss out on the chance to make this house your home!

Entrance Hall

3'5" x 5'4"

Living Room

11'10" x 15'11"

Kitchen/Diner

11'11" x 15'10"

Utility Room

10'6" x 7'6"

WC

2'7" x 3'8"

Landing

10'6" x 5'5"

Bathroom

6'0" x 6'5"



Master Bedroom

11'11" x 9'2"

Bedroom Two

11'10" x 7'6"

Bedroom Three

6'11" x 8'0"

Garage

16'11" x 8'2"

EPC - C

73/87

Tenure - Freehold

IMPORTANT LEGAL INFORMATION
AWAITING CONFIRMATION

DRAFT DETAILS AWAITING
VENDOR APPROVAL

