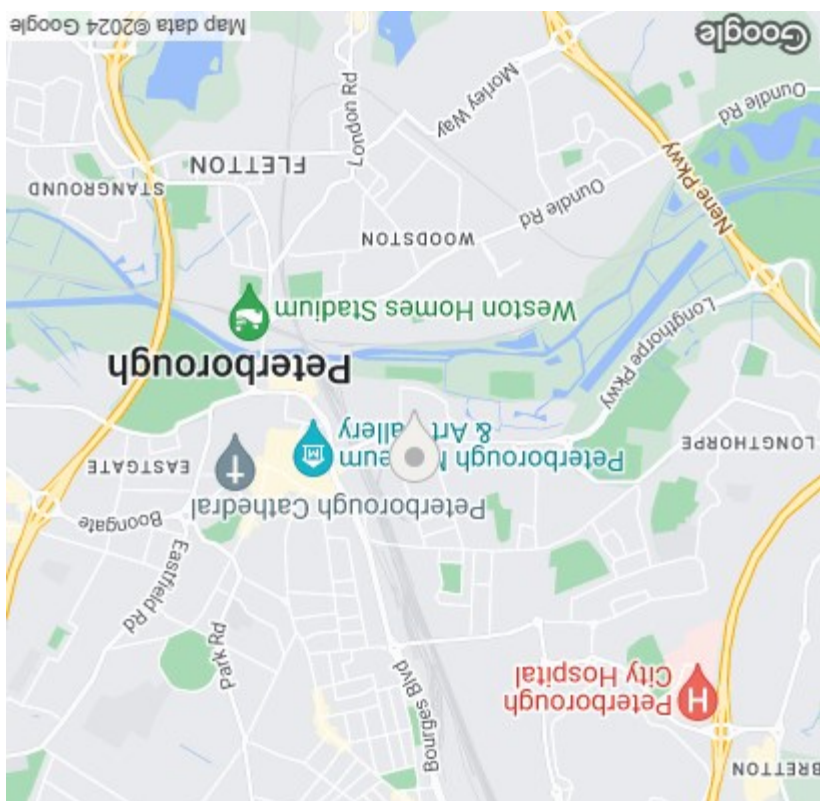


Disclaimers and specific fittings have not been tested. Neither has the Agent checked legal documentation to verify the legal status of the property or the validity of any guarantee. All photographs, measurements, floorplans and distances referred to are given as a guide only and should not be relied 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	Approximate annual energy costs
A	£72 (per year)
B	£81 (per year)
C	£95 (per year)
D	£104 (per year)
E	£121 (per year)
F	£137 (per year)
G	£152 (per year)

Energy Efficiency Graph



Area Map

**Viewing**  
 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.



Floor Plan



Kirkwood Close  
 Peterborough, PE3 6BL

£329,000 - Freehold , Tax Band - D



# Kirkwood Close

Peterborough, PE3 6BL

\*\*\* Offered to the market with NO FORWARD CHAIN is this IDEAL FAMILY HOME! \*\*\*  
 Open to Sensible Offers  
 City and County are delighted to market this four bedroomed DETACHED family home, located in a desirable CUL-DE-SAC location near CENTRAL PETERBOROUGH. Offering easy access to local amenities, transport links and local schooling within walking distance. The property has huge potential to add your own stamp and customise to your own preferences. This property is within a short walk to Peterborough Train Station and the City Centre! The property comes with off road parking, an integral garage and has an enclosed rear garden.

Briefly comprising, an entrance hall to the front, and a good-sized living/dining room to the rear. There is a separate kitchen/breakfast room that is fitted with a range of matching base and eye level units, with space for a washing machine, an oven, and a fridge/freezer, with a gas cooker and extractor hood over. There is an under-stairs storage room and a separate downstairs cloakroom. Upstairs benefits from four double bedrooms, and a three-piece bathroom comprising a bath with a shower over, a WC, and a wash hand basin. To the rear, there is a low maintenance garden, mainly laid to lawn with gated side access to the front and the integral garage. To the front, there is a front garden and driveway. Please call for a viewing today. Virtual tour available.

**Entrance Porch**  
 5'0" x 4'2"

**Entrance Hall**  
 15'4" x 4'0"

**Living/Dining Room**  
 11'11" x 22'0"

**WC**  
 3'4" x 8'7"

**Kitchen/Breakfast Room**  
 12'2" x 8'8"

**Landing**  
 5'9" x 6'9"

**Master Bedroom**  
 12'1" x 10'10"

**Bedroom Two**  
 11'9" x 10'9"



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

**Bedroom Three**  
 11'3" x 10'9"

**Bedroom Four**  
 11'4" x 10'9"

**Garage**  
 17'8" x 8'5"

**EPC - D**  
 65/82

**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  
 Sewerage: Mains  
 Heating: Gas Central Heating  
 Heating features:  
 Broadband: up to 1000Mbps  
 Mobile: EE - Great, O2 - Great, Three - Great, Vodafone - Great  
 Parking: Garage, Driveway  
 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: Yes  
 Energy Performance rating: D

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.

