

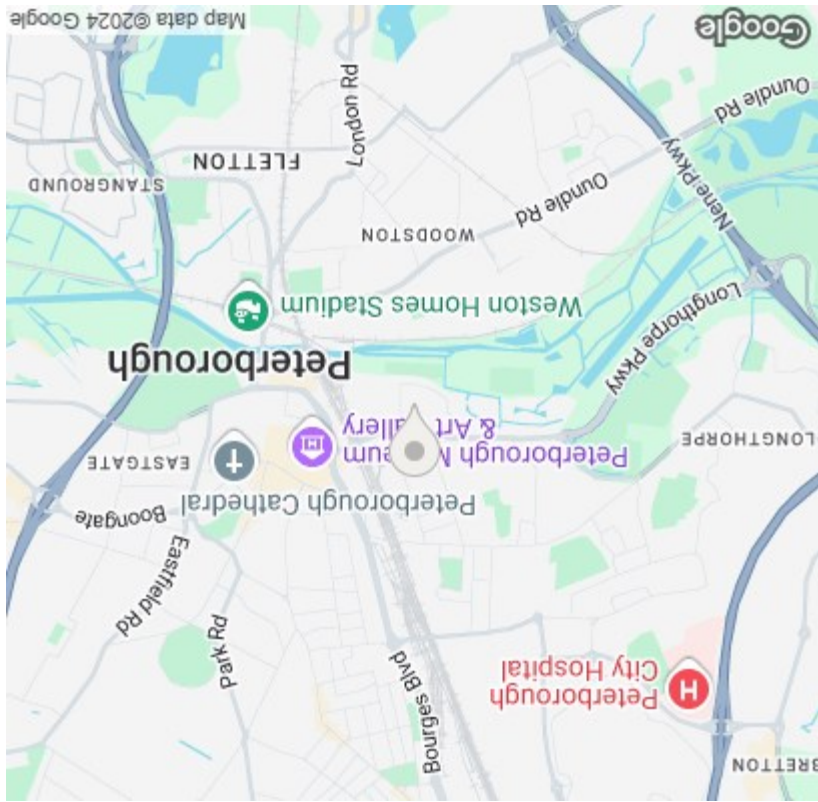
Disclaimer Important Notice in accordance with the Property Misdescriptions Act (1991) we have prepared these Sales Particulars as a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey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

England & Wales	
Energy Rating	Energy Efficiency - lower running costs
A	92-100
B	81-91
C	69-80
D	55-68
E	39-54
F	21-38
G	1-20

EU Directive 2002/91/EC

Energy Efficiency Graph



Area Map

Please contact our City & County Estate Agents - Peterborough Office on 01733 563965 if you wish to arrange a viewing

Viewing

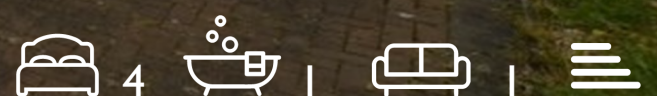


Floor Plan



Kirkwood Close
Peterborough, PE3 6BL

Guide Price £340,000 - Freehold , Tax Band - D



Kirkwood Close

Peterborough, PE3 6BL

GUIDE PRICE - £340,000-£350,000

Nestled in the charming Kirkwood Close of Peterborough, this delightful detached house is a true gem waiting to be discovered. Boasting one reception room and four bedrooms, this property offers ample space for comfortable living.

Step inside to find a well-equipped kitchen featuring a matching range of base and eye level units, perfect for all your culinary adventures. With space for essential appliances like a washing machine, a dishwasher, and a fridge/freezer, meal preparations will be a breeze. The integrated oven and gas hob are ideal for creating delicious dishes, with an extractor hood to keep the air fresh. This lovely home also includes an integral garage, providing convenient parking or extra storage space. The family bathroom is elegantly fitted with a four-piece suite, offering a relaxing space to unwind after a long day. Outside, a private rear garden awaits, offering a peaceful retreat for outdoor gatherings or simply enjoying the fresh air. The garden, mainly laid to lawn, provides a serene backdrop for relaxation. Additionally, the property features a good-sized front garden with a driveway for one car, ensuring parking is never a hassle. Conveniently located within walking distance to Peterborough city centre, this property offers the perfect blend of tranquillity and accessibility. Don't miss the opportunity to make this house your home sweet home.

Entrance Porch

5'2" x 4'1"

Entrance Hall

15'5" x 3'11"



Kitchen
9'9" x 8'7"

WC
4'9" x 8'7"

Living Room
11'11" x 22'0"

Landing
5'10" x 6'4"

Master Bedroom
12'0" x 10'8"

Bedroom Two
11'10" x 9'1"

Bathroom
8'10" x 7'5"

Bedroom Three
10'11" x 10'9"

Bedroom Four
8'3" x 10'11"

Garage
17'7" x 8'5"

EPC - Awaiting

Tenure - Freehold

IMPORTANT LEGAL INFORMATION
AWAITING CONFIRMATION

