

Welbourne

Peterborough, PE4 6NH

Nestled in the charming Cul-de-Sac of Welbourne, Peterborough, this delightful end terrace house is a perfect choice for those seeking their first home. Boasting a cosy reception room, three inviting bedrooms, and a well-appointed family bathroom, this property offers comfort and convenience in equal measure.

The modern kitchen is a standout feature, equipped with sleek base and eye level units, providing ample storage space for all your culinary essentials. With provisions for a washing machine, a dishwasher, and a fridge/freezer, this kitchen is sure to inspire your inner chef. The three-piece family bathroom is elegantly designed, featuring a WC, a wash hand basin, and a bath with a shower over, offering a relaxing retreat after a long day. Step outside to discover the private enclosed rear garden, a tranquil oasis perfect for enjoying a morning coffee or hosting summer barbecues. The garden, mainly laid to lawn, provides a serene escape from the hustle and bustle of daily life. Additionally, the property includes an enclosed front garden, also laid to lawn, and communal parking, ensuring convenience for you and your guests. Don't miss this opportunity to make this charming house your own. With its ideal location, modern amenities, and inviting living spaces, this property is a true gem waiting to be discovered.

Entrance Hall
15'7" x 5'11"

WC
4'1" x 3'0"

Kitchen/Diner
15'8" x 11'5"

Living Room
10'4" x 17'7"

Landing
11'7" x 5'9"

Master Bedroom
11'6" x 10'7"

Bathroom
5'7" x 6'9"



Bedroom Two
12'5" x 9'9"

Bedroom Three
8'7" x 7'7"

EPC - C
73/77

Tenure - Freehold

IMPORTANT LEGAL INFORMATION
Material Information

Property construction: Standard
Community Green Space Charge: No
Electricity supply: Mains electricity
Solar Panels: Yes
Other electricity sources: No
Water supply: Mains
Sewerage: Mains
Heating: Gas Central Heating
Heating features:
Broadband: up to 1000Mbps
Mobile: EE - Excellent, O2 - Great, Three - Great, Vodafone - Great

Parking: Communal
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: 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.

DRAFT DETAILS AWAITING VENDOR APPROVAL

