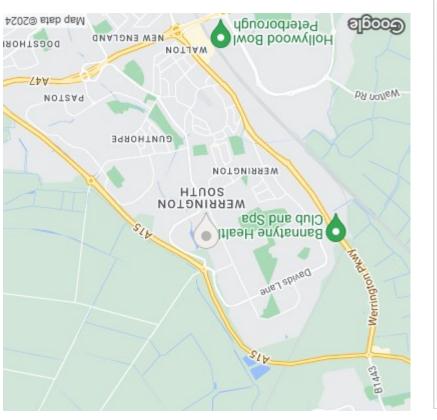


Area Map



Floor Plan

gniw9iV



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.

Energy Efficiency Graph



PLEASE NOTE, IF THE PROPERTY IS BEING PURCHASE AS BUT TO LET, YOU SHOULD CONSIDER WHETHER SELECTIVE LICENSING, AS anotal guide to give a broad description of the property. They are not intended to contaitute part of an offer on contract. We have not canned to verify the legal status of the property or the validity of any guarantee. All photographs measurements floorplans and specific distances retards to accordance with the Property Misdescriptions Act. (1991) we have prepared these Sales Particulars as a guide only and should not be relied upon for the validity of any guarantee. All photographs measurements floorplans and distances retards to are given as a guide only and shound not be relied upon for the validity of any guarantee. All photographs measurements floorplans and distances retards to are given as a guide only and shound not be relied upon for the validity of any guarantee. All photographs measurements floorplans and distances retards to any and shound not be relied upon for the validity of any guarantee. All photographs measurements floorplans and distances to any other floorplans and distances details, service drange and donate the property or the validity of any guarantee. All photographs measurements floorplans and strates of any and should not be relied upon for the validity of any guarantee. All photographs measurements floorplans and strates of a given as a guide only and should not be relied upon for the validity of any guarantee. All photographs measurements floorplans and strates of any and should not be relied upon for the validity of any guarantee. All photographs measurements floorplans and strates of any and the services. All the services are an other strates of a other status of the property or the validity of any guarantee and any and the services are a status of a status of the services are a status of the servi

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 wellappointed 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" × 5'11"

₩C 4'1" × 3'0"

Kitchen/Diner 15'8" × 11'5"

Living Room 10'4" × 17'7"

Landing 11'7" x 5'9"

Master Bedroom ||'6" × |0'7"

Bathroom 5'7" × 6'9"















Bedroom Two 12'5" × 9'9"

Bedroom Three 8'7" × 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