

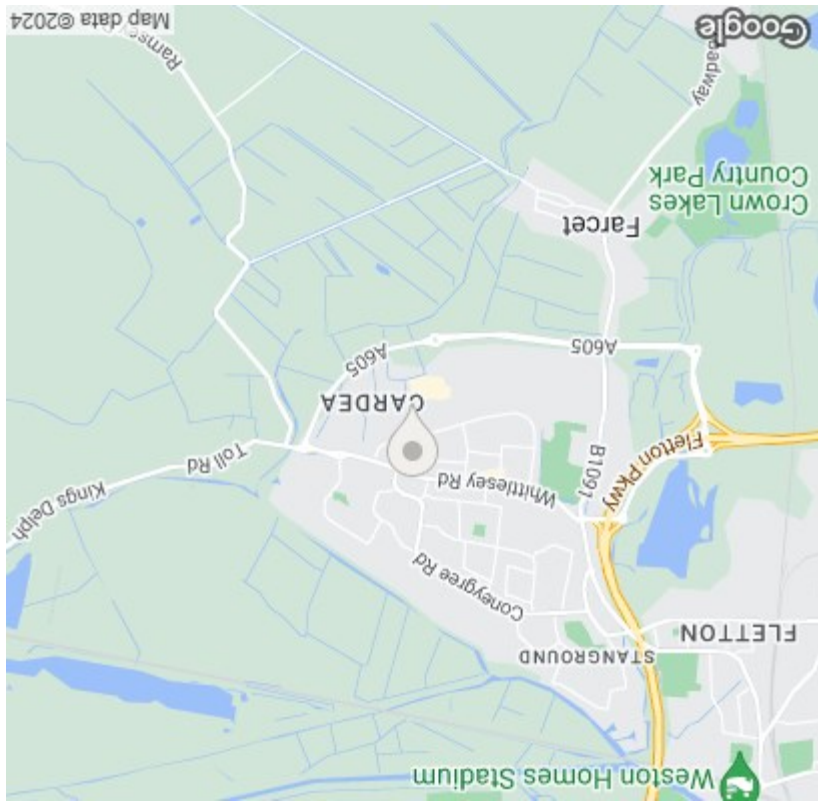
Disclaimers: Important Notice in accordance with the Property Misdescriptions Act (1991) we have prepared these Sales Particulars as a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey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

Energy Efficiency Rating	
99	Very energy efficient - lower running costs
92-98	A
84-91	B
74-83	C
69-73	D
55-68	E
49-54	F
35-48	G
1-34	Very energy inefficient - higher running costs

EU Directive 2002/91/EC
England & Wales

Energy Efficiency Graph



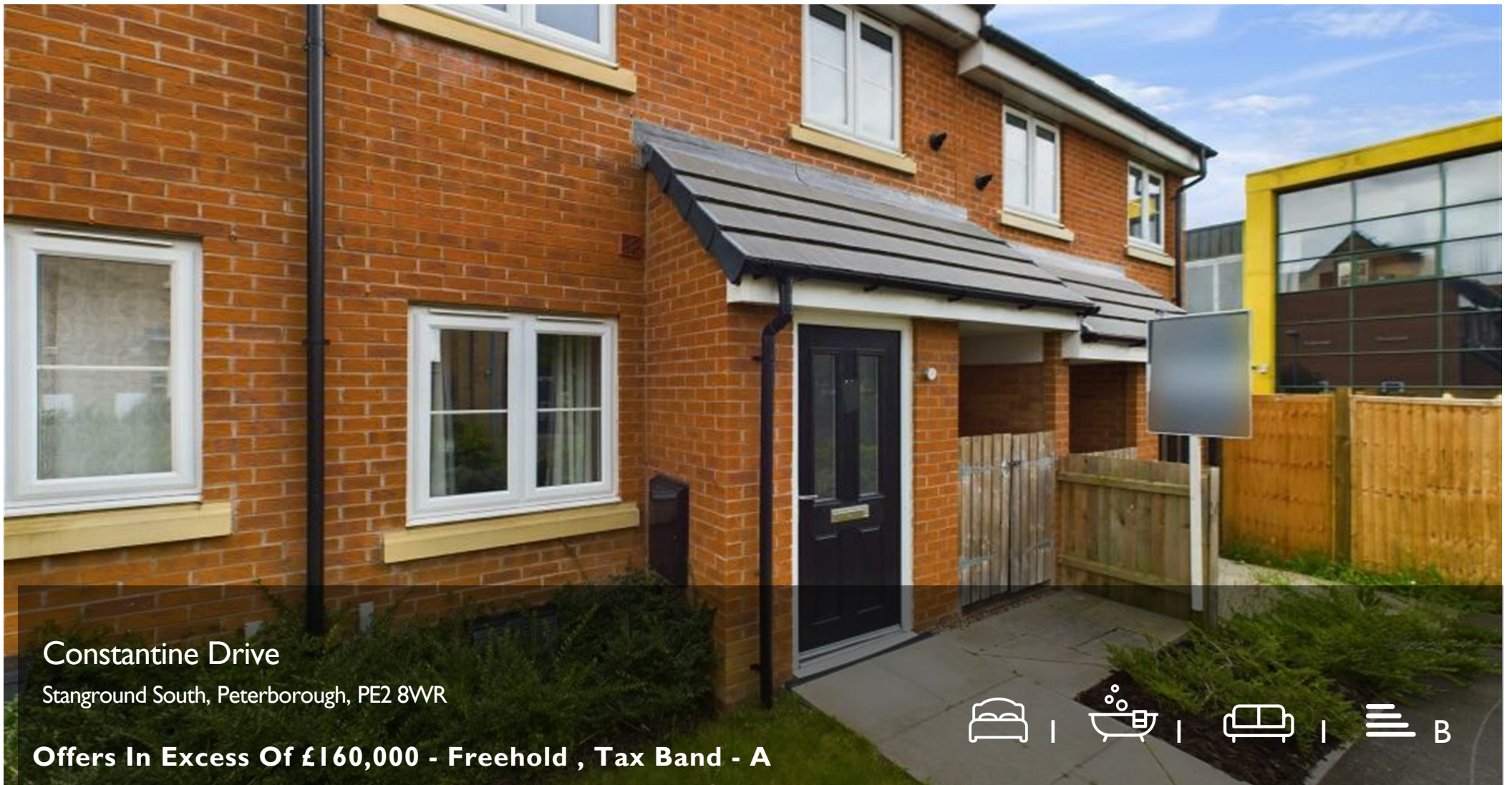
Area Map



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



Constantine Drive

Stanground South, Peterborough, PE2 8VR

Offers In Excess Of £160,000 - Freehold , Tax Band - A



Constantine Drive

Stanground South, Peterborough,

PE7 2V/R

Welcome to Constantine Drive, Stanground South, Peterborough - a charming mid-terrace house that could be your ideal first-time home. This modern property boasts a sleek open plan layout, combining the lounge, kitchen, and dining space seamlessly.

With one reception room, one bedroom, and a well-appointed bathroom, this house offers a cosy and convenient living space. The modern condition throughout ensures that you can move in hassle-free and start enjoying your new home right away. Convenience is key with allocated parking to the rear of the property, making coming home a breeze. Situated within walking distance to local amenities, you'll have everything you need right at your doorstep. Don't miss out on the opportunity to make this lovely house your own - book a viewing today and envision the life you could create in this wonderful property on Constantine Drive.

Lounge/Kitchen/Dining Area

12'11" x 15'2"

WC

2'10" x 6'0"

Landing

3'1" x 3'2"

Master Bedroom

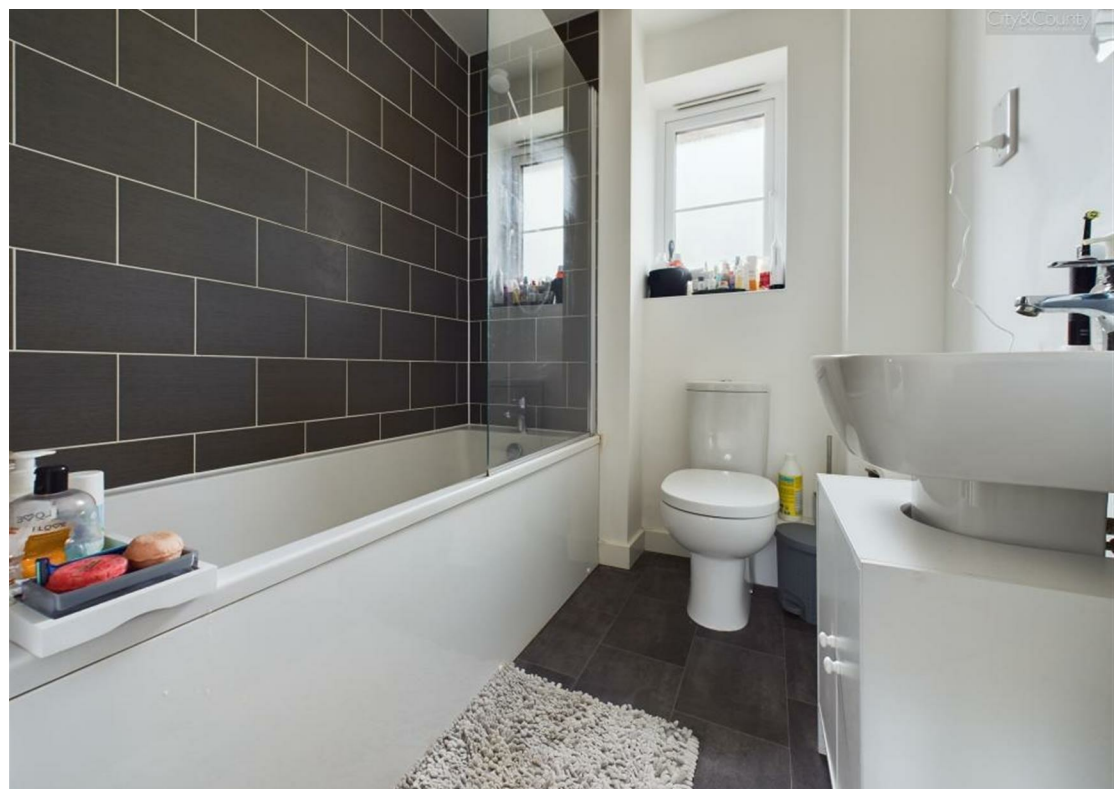
9'9" x 15'2"

En-Suite to Master Bedroom

5'6" x 5'11"

EPC - B

83/99



Tenure - Freehold

There is a community Green Space Charge payable, current figure is £531.60 per annum.

IMPORTANT LEGAL INFORMATION

AWAITING CONFIRMATION