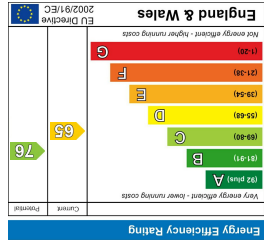


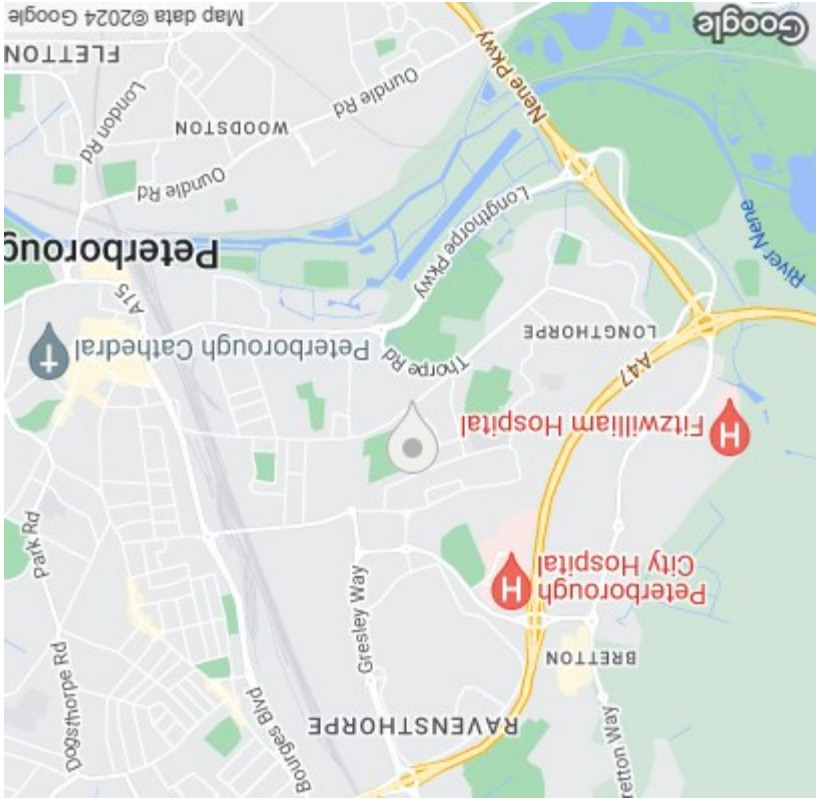
Disclaimer: Important Notice: In accordance with the Property Misdescriptions Act (1991) we have prepared these Sales Particulars as a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey 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.



Energy Efficiency Graph

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



Area Map



Floor Plan



35 Thorpe Park Road  
Peterborough, PE3 6LJ

Guide Price £475,000 - Freehold , Tax Band - D





## 35 Thorpe Park Road

Peterborough, PE3 6LJ

\*\*\*Guide price £475,000 - £490,000\*\*\*

Nestled on Thorpe Park Road in Peterborough, this charming detached family home offers a perfect blend of comfort and potential. Boasting four bedrooms, two receptions, and a conservatory, this property is ideal for a growing family seeking a spacious abode.

Situated on a generous plot of land, this house presents an exciting opportunity for extension and development, allowing you to tailor the space to your liking. The addition of a conservatory and an integral garage adds both practicality and charm to the property. One of the standout features of this home is its stunning rear garden, providing a tranquil retreat right at your doorstep. The blocked paved drive is a convenient addition, offering off-road parking for a minimum of four cars, a rare find in such a central location. Convenience is key with this property, as it is within walking distance to Peterborough city centre and the train station, ensuring easy access to amenities and transportation links. Don't miss out on the chance to make this delightful house your new home sweet home.

### Entrance Hall

14'1" x 5'10"

### WC

5'10" x 2'9"

### Kitchen/Diner

15'1" x 9'10"

### Living Room

13'4" x 14'9"

### Dining Room

14'4" x 10'9"

### Conservatory

15'4" x 10'9"

### Utility Room

9'10" x 7'6"

### Landing

13'10" x 3'2"

### Master Bedroom

14'4" x 10'9"

### Balcony

4'0" x 11'5"

### Bedroom Two

13'4" x 12'6"



### Bedroom Three

7'10" x 7'11"

### Bedroom Four

7'5" x 6'4"

### Bathroom

7'4" x 8'3"

### Garage

17'7" x 7'10"

### EPC - D

65/76

### Tenure - Freehold

### IMPORTANT LEGAL

### INFORMATION

### Material Information

Property construction: Standard  
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, Off Street, Private

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: None  
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.

**DRAFT DETAILS AWAITING VENDOR APPROVAL**

