

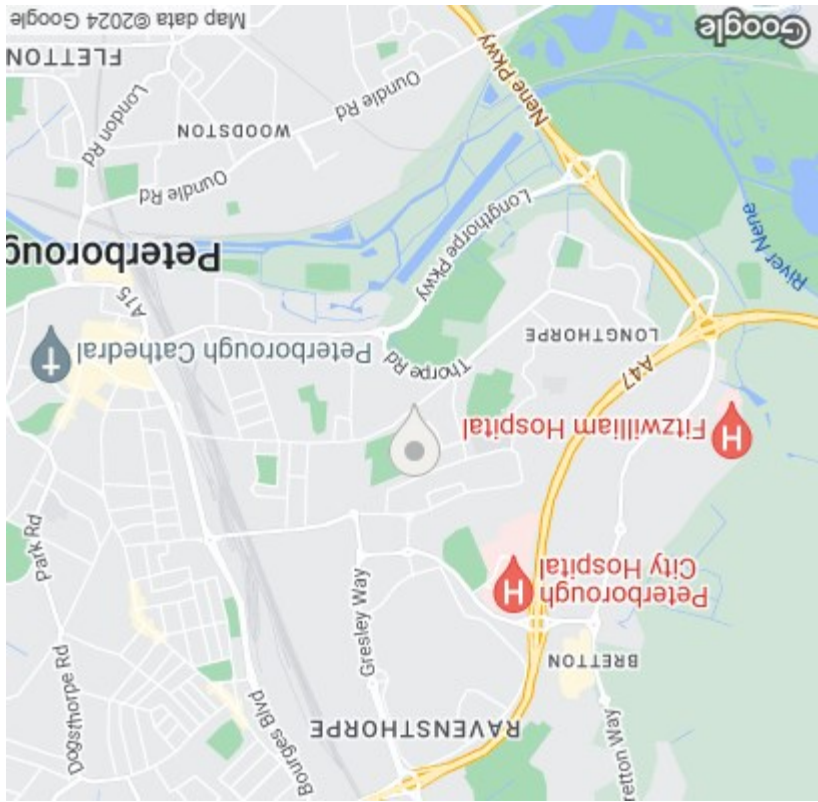
Disclaimers: Important Notice in accordance with the Property Misdescriptions Act (1991) we have prepared these Sales Particulars as a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey 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 | |
|--------------------------|------------|
| Current | Target |
| A (92-100) | A (92-100) |
| B (81-91) | B (81-91) |
| C (69-80) | C (69-80) |
| D (55-68) | D (55-68) |
| E (39-54) | E (39-54) |
| F (21-38) | F (21-38) |
| G (1-20) | 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 appointment for this property or require further information.

Viewing

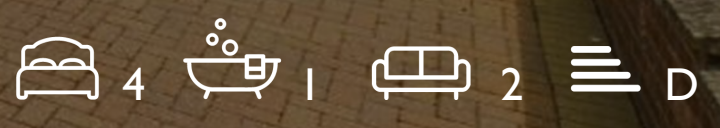


Floor Plan



Thorpe Park Road
 Peterborough, PE3 6LJ

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



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

