

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/>

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.

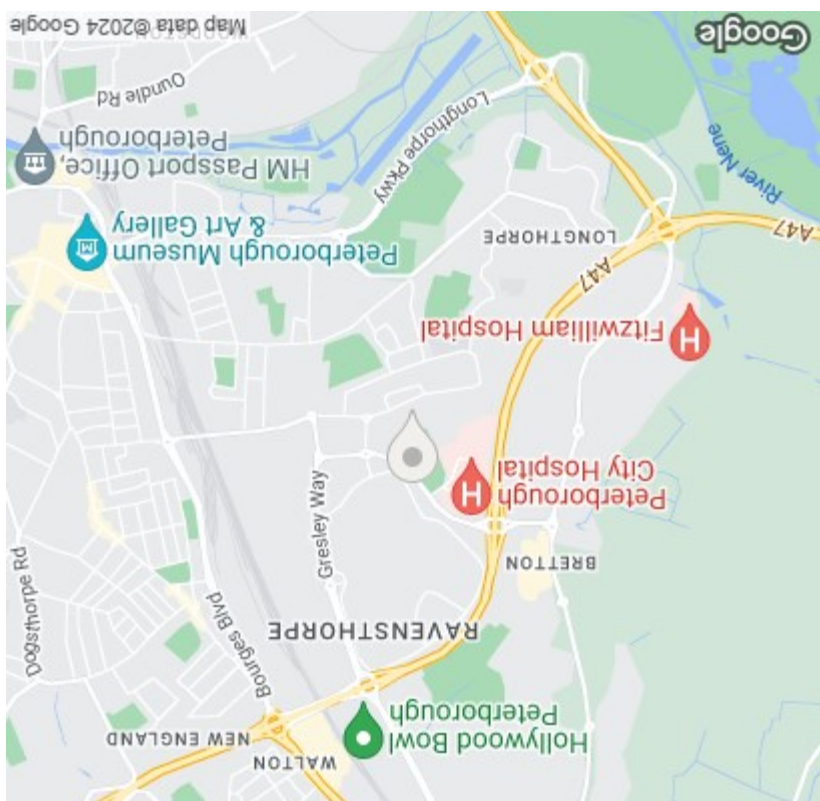
Energy Efficiency Rating	
Current	Assumed
83	83
A	A
B	B
C	C
D	D
E	E
F	F
G	G

Any energy efficient - lower rating costs  
 Any energy efficient - lower rating costs  
 Any energy efficient - higher rating costs  
 EU Directive 2002/91/EC  
 England & Wales

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



Denham Walk

Peterborough, PE3 9UE

£280,000 - Freehold , Tax Band - C



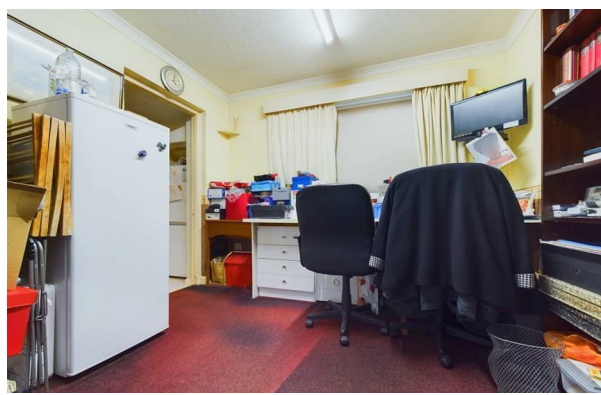
## Denham Walk

Peterborough, PE3 9UE

\*\*\* Offered to the market with NO FORWARD CHAIN! \*\*\*

City and County are pleased to market this three-bedroom, semi-detached property, benefitting from THREE RECEPTION ROOMS and a conservatory. Located in a desirable area of Peterborough, offering easy access to local amenities, transport links and schooling. The property has huge potential to add your own stamp and is currently vacant. Due to the property being situated on a large plot there is great potential to extend subject to planning permission.

Briefly comprising downstairs, an entrance porch, and a good sized lounge/living room, with a large window facing the front, giving the property plenty of natural light. Through to the kitchen which is fitted with a range of matching base and eye level units, space for a dishwasher, oven with a four-ring hob with an extractor over, and space for a fridge/freezer. There are two separate reception rooms and a conservatory/sunroom to the rear of the property. Upstairs benefits from three bedrooms, two of which are doubles and one generous single. The shower room is fitted with a three-piece suite comprising, a WC, wash hand basin, and a shower enclosure. Outside to the rear, there is a large enclosed garden, which is mainly laid to lawn, and a patio garden to the side of the property. There is also rear access to the detached single garage with parking in front for at least two vehicles. To the front of the property, there is a large lawned area, with a footpath leading to the front door. Please call today for a viewing. There is a virtual tour available.



**Entrance Porch**  
2'8" x 4'5"

**Lounge/Living Room**  
12'2" x 18'2"

**Dining Room**  
9'5" x 8'11"

**Kitchen**  
8'11" x 8'10"

**Office**  
9'8" x 10'0"

**Conservatory**  
8'3" x 12'2"

**Landing**  
9'0" x 3'10"

**Master Bedroom**  
10'0" x 9'10"

**Bedroom Two**  
9'5" x 11'2"

**Shower Room**  
5'7" x 6'8"

**Bedroom Three**  
6'4" x 8'2"

**Garage**  
8'2" x 17'2"

**EPC - C**  
69/83

**Tenure - Freehold**

**IMPORTANT LEGAL INFORMATION**  
AWAITING CONFIRMATION

