

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.

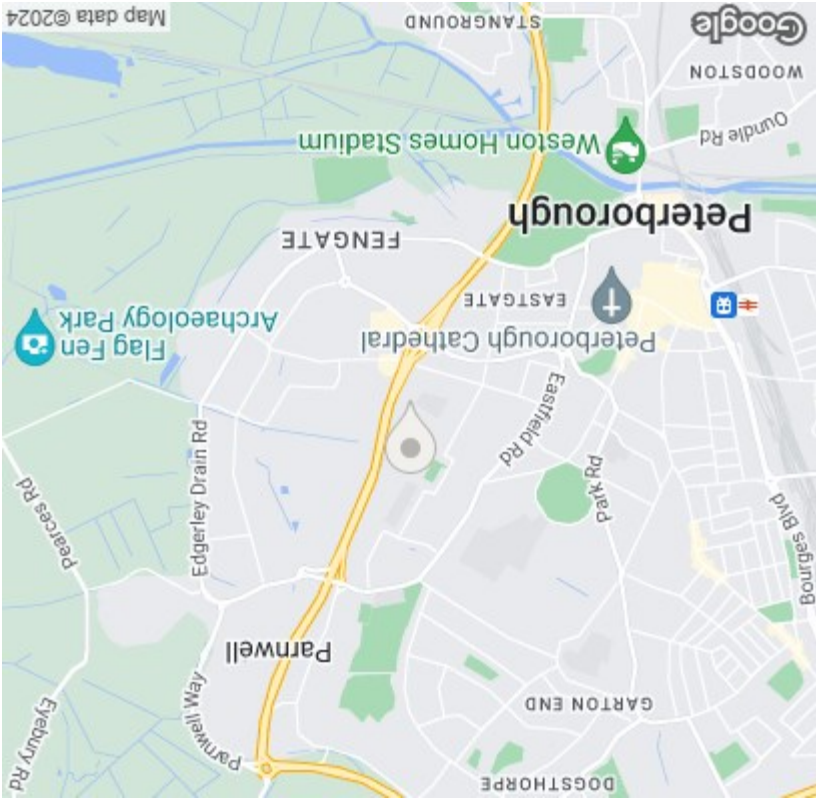
PLEASE NOTE: IF THE PROPERTY IS BEING PURCHASED AS BUY TO LET, YOU SHOULD CONSIDER WHETHER SELECTIVE LICENSING IS APPLICABLE. YOU MAY FIND THE FOLLOWING LINK USEFUL- <https://www.peterborough.gov.uk/residents/housing/selective-licensing/selective-licensing-areas/>

Energy Efficiency Rating	
Current	Target
83	83
Any energy efficient - lower rating costs A (92-100) B (81-91) C (69-80) D (54-68) E (39-53) F (21-38) G (1-20)	
The energy efficient - higher rating costs G (1-20) F (21-38) E (39-53) D (54-68) C (69-80) B (81-91) A (92-100)	

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



Wetherby Way

Peterborough, PE1 5NW

£240,000 - Freehold , Tax Band - A



## Wetherby Way

Peterborough, PE1 5NW

\*\*\*Offered to the market with NO FORWARD CHAIN is this IDEAL FAMILY HOME\*\*\*

Nestled in a quite Cul-de-Sac location in central Peterborough, this delightful end of terrace house is the ideal first home! Boasting a large living/dining room, three spacious bedrooms, and a well-appointed bathroom, this will be sold with vacant possession.

Briefly comprising, an entrance hall, storage cupboard and under-stairs storage. Open plan living/dining room with sliding doors leading to the garden. There is a separate kitchen that is fitted with a range of matching base and eye level units, with space for a washing machine, a dishwasher, and a fridge/freezer. Upstairs benefits from three bedrooms, two doubles and one single bedroom. The family bathroom is fitted with a three-piece suite comprising, a WC, wash hand basin, and a bath with a shower over. Tiled flooring and tiled surround. To the rear, there is an enclosed garden which is mainly laid to lawn. To the front, there is a gravelled driveway allowing off road parking and a front garden that could be used as further parking. Please call today for a viewing.

### Entrance Hall

5'4" x 6'10"

### Living Room

15'10" x 14'0"

### Dining Room

7'10" x 8'9"

### Kitchen

7'9" x 8'3"

### Landing

3'0" x 6'2"

### Master Bedroom

12'7" x 8'5"

### Bedroom Two

11'0" x 9'6"

### Bathroom

5'8" x 7'6"

### Bedroom Three

6'7" x 8'7"



**EPC - D**  
60/83

**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: Electric  
Heating features:  
Broadband: up to 1000Mbps  
Mobile: EE - Excellent, O2 - Great, Three - Excellent, Vodafone - Excellent

Parking: Garage, Driveway  
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: 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**