

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.

England & Wales	
Energy Rating	Approximate banding
A	1-27 kWh/m ²
B	28-35 kWh/m ²
C	36-45 kWh/m ²
D	46-55 kWh/m ²
E	56-65 kWh/m ²
F	66-75 kWh/m ²
G	76-100 kWh/m ²

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



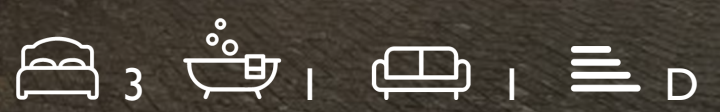
Floor Plan



80 Finchfield

Peterborough, PE1 4YQ

£285,000 - Freehold , Tax Band - C



80 Finchfield

Peterborough, PE1 4YQ

Offered for sale with the benefit of NO FORWARD CHAIN

A wonderfully improved property, boasting spacious and modern living all on one level, as well as offering easy access to Peterborough City Centre whilst being situated in a quiet residential Cul-de-Sac, made up of only bungalows. After having undergone a scheme of improvements in its current time of ownership, this home is now in a ready to move in condition for the next owner.

Internally comprising an entrance hallway, large lounge/diner with patio doors to the rear garden, and a modern kitchen with integrated cooker and plinth lighting. There is a refitted shower room with a large walk-in shower, and three double sized bedrooms. Externally, there is a mature garden with a patio area and a selection of beautiful flowers, also with side gated access. Next to the bungalow there is a driveway with a single garage, featuring an electric up and over door. Viewing is highly advised to fully appreciate all that is on offer.

Entrance Hall

4'9" x 6'10"

Kitchen

8'7" x 8'7"

Lounge/Diner

13'7" x 15'6"

Shower Room

5'4" x 7'1"

Hallway

28'1" x 3'0"

Master Bedroom

9'9" x 13'6"

Bedroom Two

9'7" x 10'4"

Bedroom Three

7'6" x 10'5"

Garage

15'7" x 7'11"

EPC - D

65/87



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: O2 - Great, Three - Great, Vodafone - Excellent

Parking: Garage, Driveway, 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:
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.

