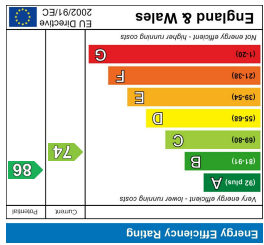
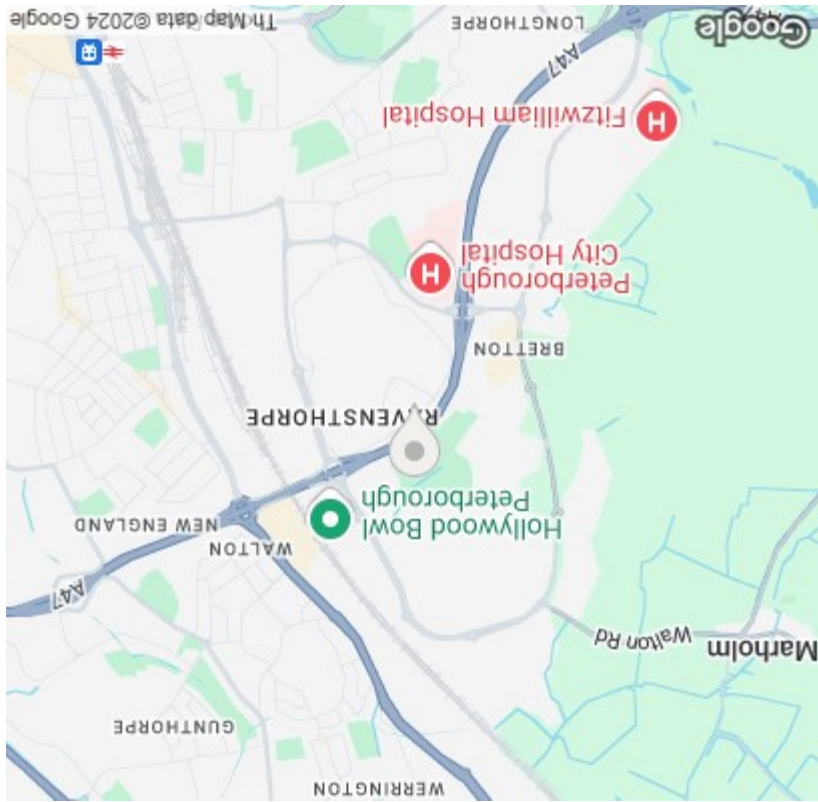


Disclaimer Important Notice in accordance with the Property Misdescriptions Act (1991) we have prepared these Sales Particulars as a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey 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 APPLIES. YOU MAY FIND THE FOLLOWING LINK USEFUL- <https://www.peterborough.gov.uk/residents/housing/selective-licensing/selective-licensing-areas/>



Energy Efficiency Graph



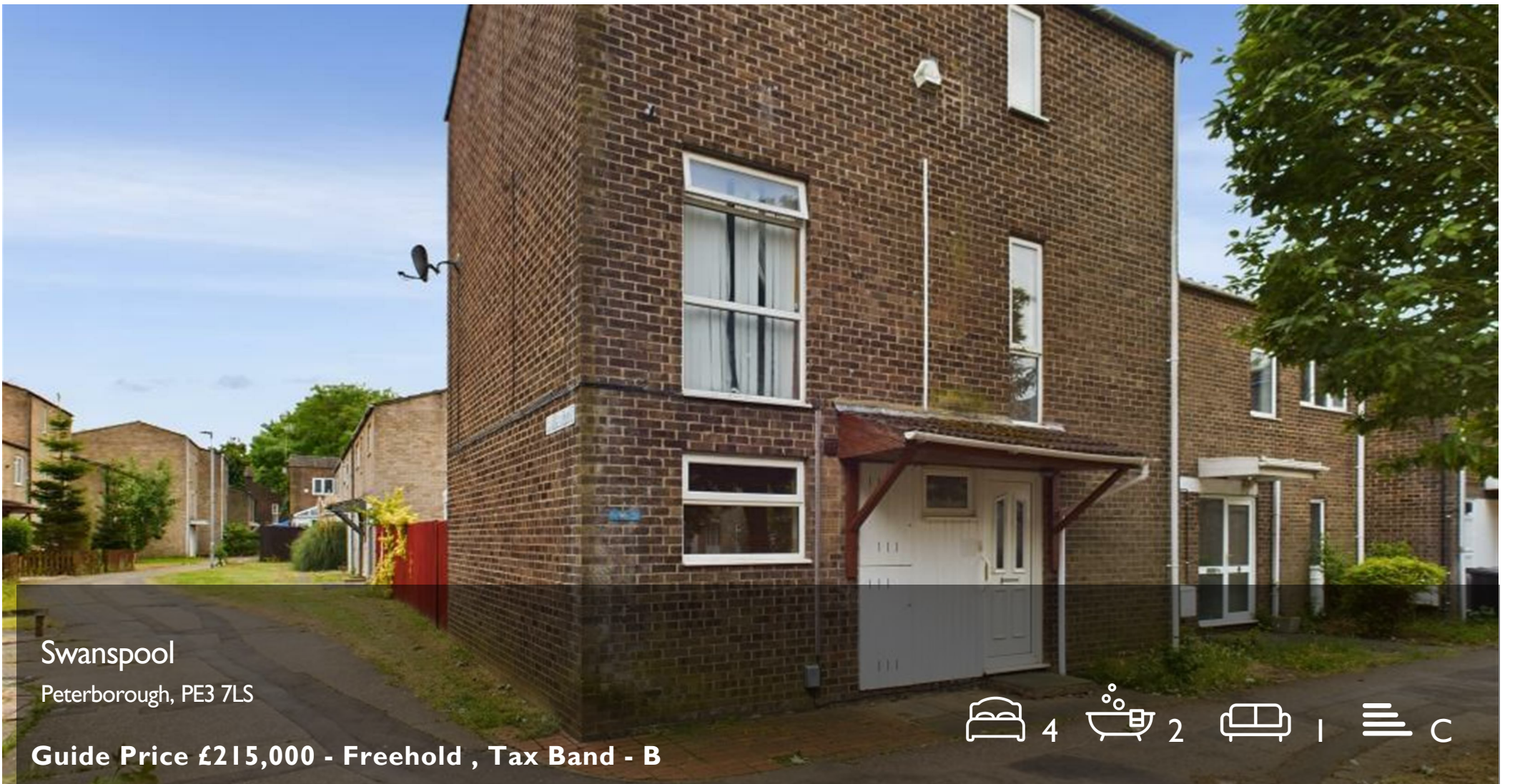
Area Map



Floor Plan

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



Swanspool  
 Peterborough, PE3 7LS

Guide Price £215,000 - Freehold , Tax Band - B





# Swanspool

Peterborough, PE3 7LS

\*\*Guide Price: £215,000 - £230,000\*\*

Welcome to this charming end terraced house located in the popular and conveniently situated area of Swanspool, in Ravensthorpe, Peterborough. Offering easy access on foot to both the City Hospital and Jack Hunt Secondary School. This property boasts a spacious and versatile living space, perfect for families or those who love to entertain.

As you step inside, you are greeted by an entrance hallway which leads to the open-plan living area on the ground floor, which seamlessly flows into the modern kitchen area, and a lovely conservatory, providing a bright and airy atmosphere throughout. There is the benefit of a Through Floor Lift from the ground floor to first floor bedroom currently. With four double bedrooms, this home offers plenty of space for a growing family or for those in need of a home office or hobby room. The property also includes two toilets, ensuring convenience for all residents. The main bedroom is currently set up as another reception room which shows how versatile the layout of this property can be. One of the standout features of this house is the downstairs wet room, adding a touch of luxury and practicality to the property. There is also a four-piece family bathroom to the top floor. The enclosed rear garden offers a private outdoor space where you can unwind or enjoy al fresco dining during the warmer months. Don't miss the opportunity to make this house your home and enjoy the comfort and convenience it has to offer. Contact us today to arrange a viewing and experience the beauty of this property in person.

### Entrance Hall

7'1" x 5'10"

### Wet Room

4'11" x 5'11"

### Living And Dining Room

23'3" x 9'8"

### Kitchen

7'3" x 7'8"

### Conservatory

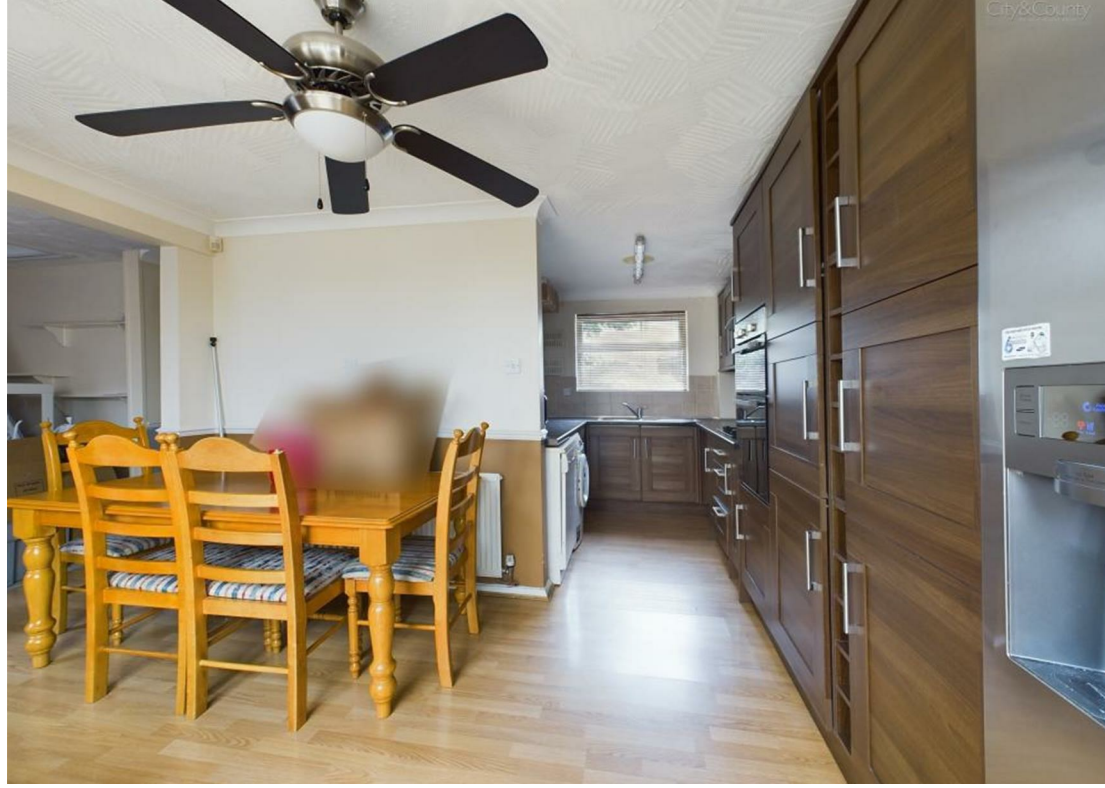
13'2" x 8'0"

### First Floor Landing

3'2" x 5'11"

### Master Bedroom

12'9" x 18'0"



### Bedroom Four

10'0" x 11'6"

### Second Floor Landing

9'4" x 2'10"

### Bathroom

6'11" x 5'3"

### Bedroom Two

10'10" x 11'10"

### Bedroom Three

10'1" x 11'6"

### EPC - C

74/86

### 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 - Excellent, O2 - Great, Three - Great, Vodafone - Excellent

Parking: Communal, On Street  
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: Lift Access, Level Access Shower  
Coal mining area: No  
Non-coal mining area: Yes  
Energy Performance rating: C

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.

