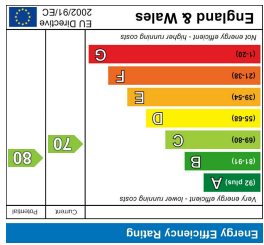


Disclaimers: Important Notice in accordance with the Property Misdescriptions Act (1991) we have prepared these Sales Particulars as a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey 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.

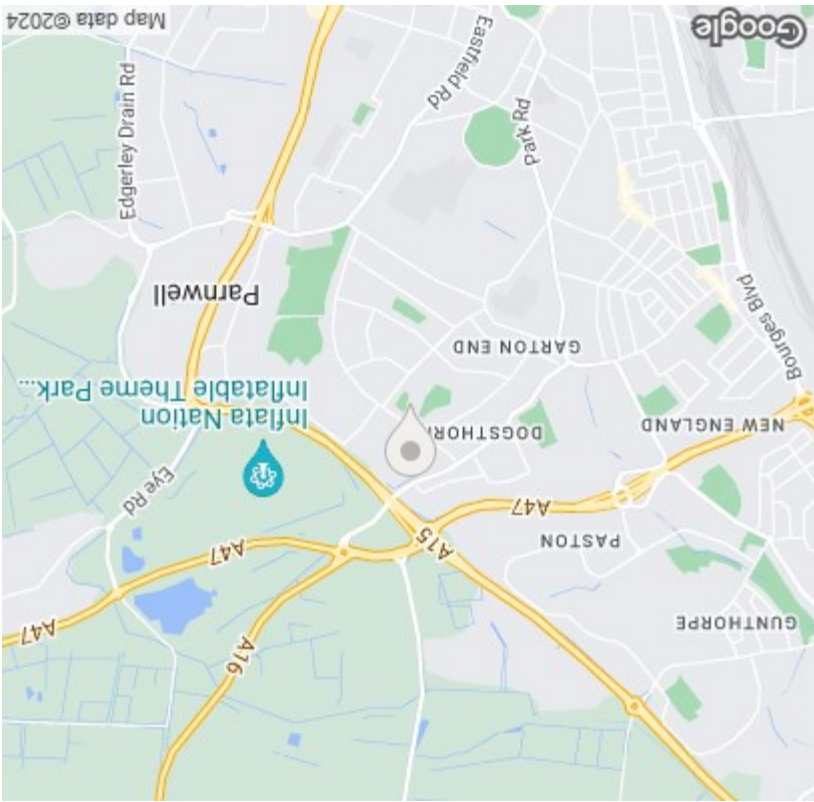
PLEASE NOTE: IF THE PROPERTY IS BEING PURCHASED AS BUY TO LET, YOU SHOULD CONSIDER WHETHER SELECTIVE LICENSING IS APPLICABLE. YOU MAY FIND THE FOLLOWING LINK USEFUL- <https://www.peterborough.gov.uk/residents/housing/selective-licensing/selective-licensing-areas/>



Energy Efficiency 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



Myrtle Avenue  
 Peterborough, PE1 4LR

£295,000 - Freehold , Tax Band - A



## Myrtle Avenue

Peterborough, PE1 4LR

Offered for sale with the benefit of no forward chain! Welcome to this charming extended semi-detached house on Myrtle Avenue, Peterborough. This property boasts a modern and spacious design, offering a superb living experience with its versatile accommodation.

As you enter via the entrance porch, you are greeted with a roomy kitchen/diner with integrated appliances, utility area, large rear aspect living room, three bedrooms which could easily be turned into four, and a three piece family bathroom with shower over the bath, this house is perfect for families or those who enjoy having extra space. The brick-built outbuilding and undercover barbecue area are ideal for entertaining guests or simply enjoying the outdoors in the comfort of your own home. The block-paved driveway with stylish fencing adds a touch of elegance to the property, providing both convenience and aesthetic appeal. Additionally, the enclosed garden with rear gated access offers privacy and security, making it a safe haven for children to play or for pets to roam freely. Don't miss out on the opportunity to own this wonderful property that combines modern living with traditional charm. Contact us today to arrange a viewing and make this house your new home!

### Entrance Porch

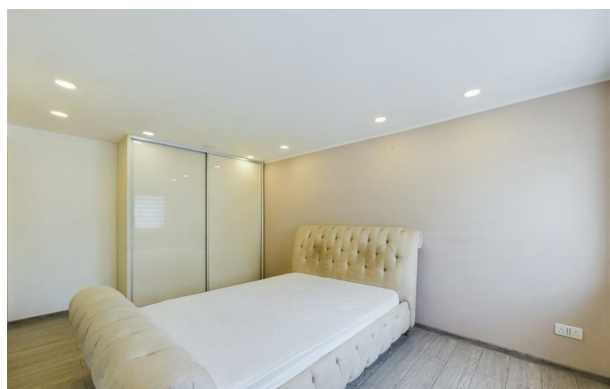
4'1" x 5'2"

### Kitchen/Diner

19'9" x 13'0"

### Hallway

7'0" x 3'8"



### Living Room

12'2" x 21'3"

### WC

3'11" x 6'0"

### Utility Room

4'0" x 4'0"

### Bedroom Two

15'3" x 10'0"

### Landing

3'4" x 8'0"

### Master Bedroom

19'9" x 10'4"

### Bathroom

5'8" x 8'0"

### Bedroom Three

10'0" x 4'10"

### EPC - C

70/80

### Tenure - Freehold

### IMPORTANT LEGAL

### INFORMATION

AWAITING CONFIRMATION

### DRAFT DETAILS AWAITING

VENDOR APPROVAL

