

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

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

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

Energy Efficiency Graph



Area Map

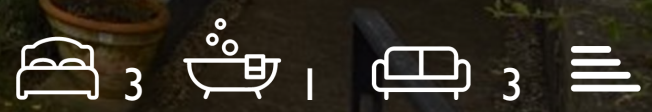


Floor Plan



Scotney Street
 New England, Peterborough, PE1 3NF

Guide Price £260,000 - Freehold , Tax Band - C



Scotney Street

New England, Peterborough, PE1
3NF

Welcome to Scotney Street, New England, Peterborough - a charming detached family home that offers the perfect blend of comfort and convenience. This delightful property boasts three spacious bedrooms, ideal for a growing family or those in need of extra space. With three reception rooms, there is ample room for entertaining guests or simply relaxing with loved ones. The property also features a well-appointed bathroom, ensuring your daily routines are met with ease and style. Nestled on a large plot, this detached house provides a sense of privacy and tranquillity, allowing you to escape the hustle and bustle of everyday life. Its city centre location offers the best of both worlds - a peaceful retreat within easy reach of all amenities. Additionally, with convenient access to the A47, commuting to and from this property is a breeze. Don't miss this opportunity to make Scotney Street your new home. Book a viewing today and discover the endless possibilities this property has to offer.

Entrance Hall

3'1" x 5'4"

WC

3'2" x 3'7"

Kitchen

13'9" x 9'4"

Dining Room

9'11" x 12'0"

Garden Room

12'9" x 11'8"

Hallway

3'1" x 2'9"



Lounge/Diner
11'9" x 24'10"

Landing
5'7" x 11'11"

Hallway
3'0" x 3'2"

Master Bedroom
11'11" x 12'5"

Bedroom Two
11'11" x 11'11"

Bathroom
4'10" x 8'5"

Bedroom Three
7'7" x 12'0"

EPC - Awaiting

Tenure - Freehold

**IMPORTANT LEGAL
INFORMATION
AWAITING CONFIRMATION**

