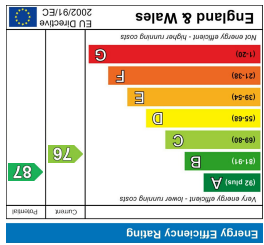


PLEASE NOTE: IF THE PROPERTY IS BEING PURCHASED AS BUY TO LET, YOU SHOULD CONSIDER WHETHER SELECTIVE LICENSING IS APPLICABLE. YOU MAY FIND THE FOLLOWING LINK USEFUL - <https://www.peterborough.gov.uk/residents/housing/selective-licensing/selective-licensing-areas/>  
 Disclaimers: Important Notice in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



Energy Efficiency Graph



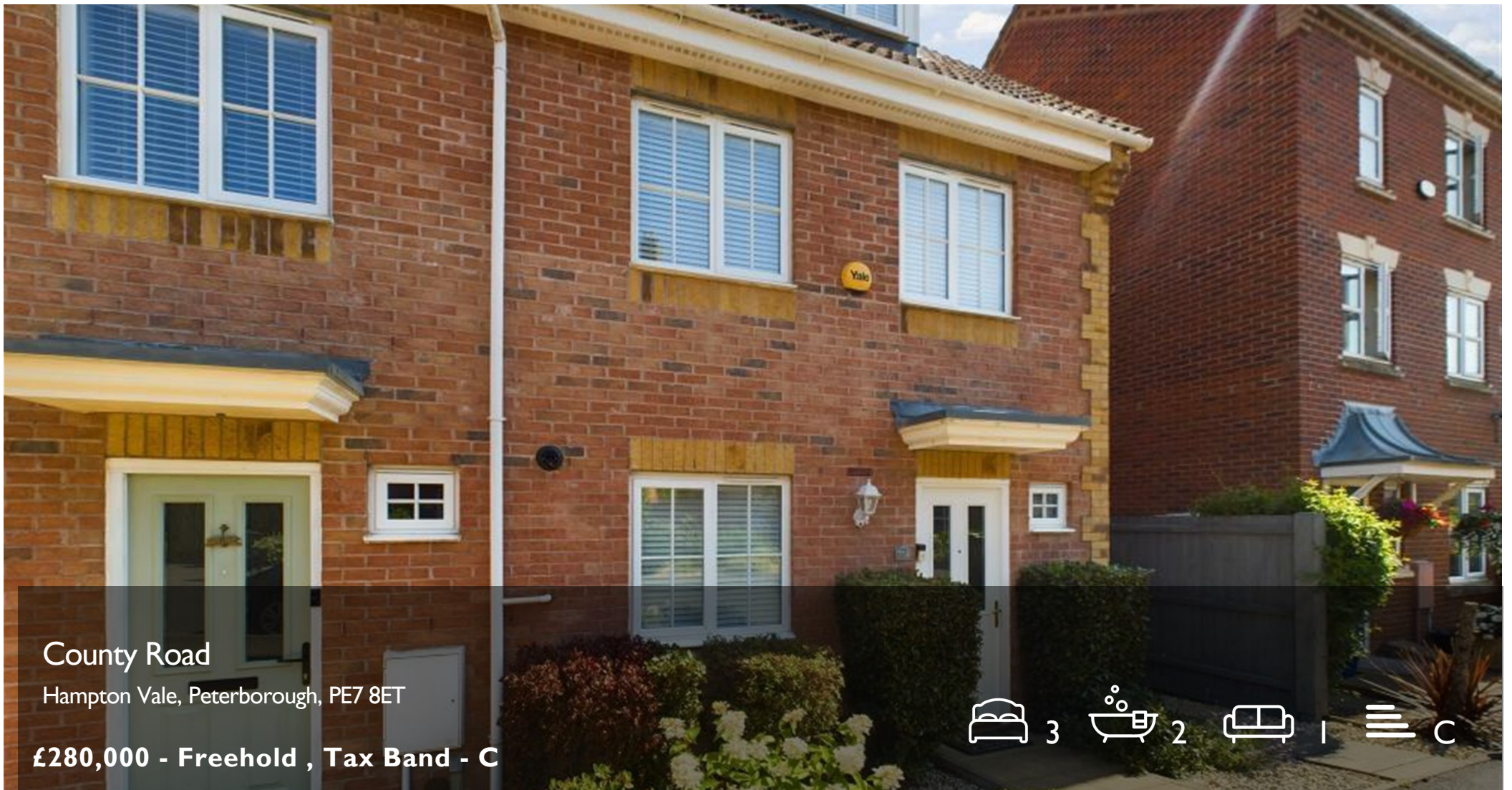
Area Map

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



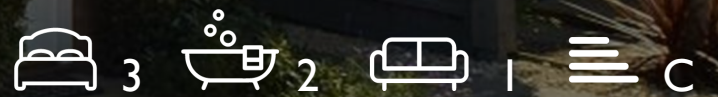
Floor Plan



County Road

Hampton Vale, Peterborough, PE7 8ET

£280,000 - Freehold , Tax Band - C





## County Road

### Hampton Vale, Peterborough, PE7 8ET

Nestled in the heart of Hampton Vale, Peterborough, this stunning end terraced town house on County Road is a true gem waiting to be discovered. Boasting one reception room, three bedrooms, and two bathrooms, this property offers ample space for a growing family or those who love to entertain.

As you step inside, you'll be greeted by a meticulously maintained interior that exudes a show home quality. Spread over three floors, the living accommodation is deceptively spacious, providing room for both relaxation and privacy. The rear garden has a patio area with the rest mainly laid to lawn. Convenience is key with off road parking available for up to two vehicles, ensuring you and your guests never have to worry about finding a spot. Additionally, the single garage with power and lighting adds both storage space and functionality to this already impressive home. Located in a popular area with easy access to major transport routes, commuting will be a breeze for those who work or study in the city. And the best part? This property is sold with the benefit of no forward chain, making the buying process smooth and hassle-free. Don't miss out on the opportunity to make this beautiful family home your own. Book a viewing today and step into a world of comfort, style, and convenience.



#### Entrance Hall

15'0" x 6'6"

#### Kitchen/Breakfast Room

9'8" x 8'3"

#### WC

5'2" x 2'9"

#### Lounge/Diner

15'9" x 15'2"

#### First Floor Landing

17'1" x 6'5"

#### Bedroom Two

8'5" x 15'2"

#### Bathroom

7'1" x 8'5"

#### Bedroom Three

9'8" x 8'6"

#### Second Floor Landing

3'4" x 3'4"

#### Master Bedroom

11'11" x 11'8"



#### En-Suite To Master Bedroom

5'6" x 9'1"

#### Garage

8'2" x 17'1"

#### EPC - C

76/87

#### 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: EE - Great, O2 - Great, Three - Great, Vodafone - Great

Parking: Garage, Driveway, Off Street, Rear  
Building safety issues: No  
Restrictions - Listed Building: No  
Restrictions - Conservation Area: Yes  
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: 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.

