

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 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/>

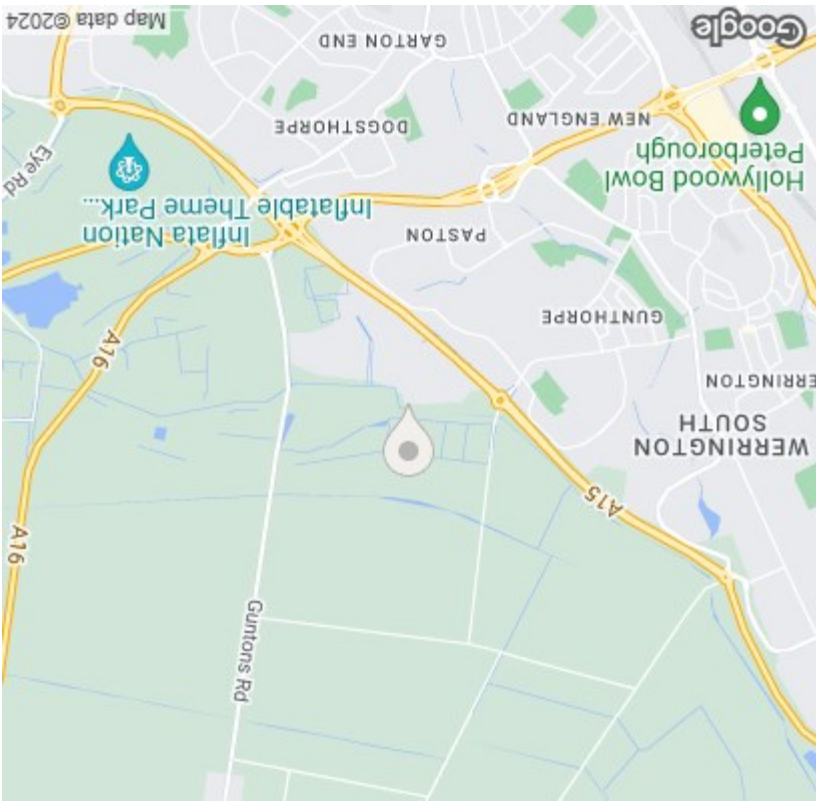
Energy Efficiency Rating	
Current	Assumed
88	79
A	B
127 (91%)	104 (81%)
B	C
104 (81%)	85 (64%)
C	D
85 (64%)	65 (49%)
D	E
65 (49%)	50 (38%)
E	F
50 (38%)	35 (26%)
F	G
35 (26%)	20 (15%)
G	
20 (15%)	

EU Directive 2002/91/EC
 The energy indicator - higher ratings mean lower energy costs
 Any energy efficient - lower ratings mean lower energy costs

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

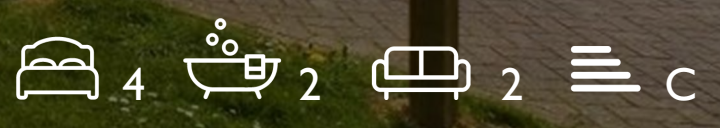


Floor Plan



Herald Way
 Peterborough, PE4 7BP

Offers In Excess Of £325,000 - Freehold , Tax Band - D



Herald Way

Peterborough, PE4 7BP

Situated on an attractive corner position in Herald Way, part of the popular Manor Drive development in Gunthorpe, this delightful detached house boasts a modern design with a touch of elegance.

As you step inside, you are greeted by an entrance hallway, two dual aspect reception rooms, ideal for entertaining guests or simply relaxing with your loved ones, a kitchen/breakfast room, utility room, and a downstairs cloakroom. With the first floor offering four generously sized bedrooms and two bathrooms, there is ample space for the whole family to enjoy. The versatile living accommodation allows you to tailor the space to suit your lifestyle, whether you desire a cosy reading nook or a home office. For those looking to unwind after a long day, the rear garden offers a luxurious retreat where you can relax and rejuvenate, with a hot tub included also. Additionally, the easy access to the city centre and major transport routes makes commuting a breeze, adding to the convenience of this property, as well as the benefit of off street parking for two or more vehicles and a single garage with power. Overall, this property on Herald Way is a perfect combination of style, comfort, and convenience, offering a wonderful opportunity to create lasting memories in a beautiful home.

Entrance Hall
6'6" x 12'7"

Lounge
10'10" x 21'3"

Dining Room
11'5" x 9'4"

Kitchen
11'6" x 11'8"

Utility Room
8'6" x 5'2"

WC
6'2" x 2'11"

Landing
12'4" x 4'3"

Master Bedroom
12'5" x 8'7"

En-Suite To Master Bedroom
5'10" x 5'0"

Bedroom Two
11'1" x 10'10"

Bedroom Three
10'11" x 11'0"

Bathroom
7'10" x 5'6"

Bedroom Four
10'7" x 10'1"

Garage
17'0" x 9'3"

EPC - C
79/88

Tenure - Freehold
There is a community Green Space Charge payable, current figure is £300 per annum.



IMPORTANT LEGAL INFORMATION

Material Information

Property construction: Standard
Community Green Space Charge: Yes
Electricity supply: Mains electricity
Solar Panels: No
Other electricity sources: No
Water supply: Mains
Sewerage: Mains
Heating: Gas Central Heating
Heating features: Hive Thermostat/Water Tank
Broadband: up to 1000Mbps
Mobile: EE - Excellent, O2 - Great, Three - Great, Vodafone - Excellent

Parking: Garage, Driveway
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: No
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.

DRAFT DETAILS AWAITING VENDOR APPROVAL

