

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
A	A
B	B
C	C
D	D
E	E
F	F
G	G

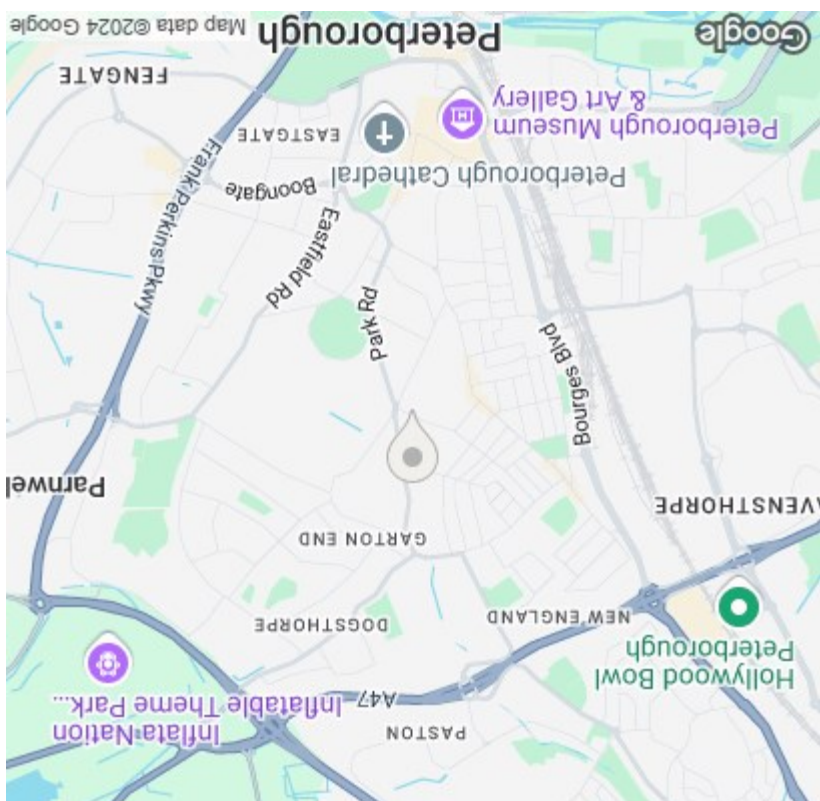
Any energy efficient - lower rating costs  
 122 kWh/m<sup>2</sup> (91)  
 158 kWh/m<sup>2</sup> (79)

EU Directive 2002/91/EC  
 The energy indicator - higher rating 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



Queens Drive West

Peterborough, PE1 2UU

Guide Price £180,000 - Freehold , Tax Band - A



## Queens Drive West

Peterborough, PE1 2UU

\*\*\* Guide Price £180,000 - £200,000  
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Welcome to this charming semi-detached house located on Queens Drive West in the heart of Peterborough. This property is an ideal first-time purchase for those looking to settle in a city centre location.

As you step inside, you'll be greeted by a cosy reception room, perfect for relaxing after a long day. With two bedrooms, there's plenty of space for a small family or guests to stay over. The bathroom is conveniently located to serve both bedrooms, ensuring practicality and ease of access. One of the highlights of this property is its deceptively spacious interior. You'll be pleasantly surprised by the room available, offering flexibility in how you choose to utilise the space. Outside, the property boasts a driveway with allocated parking for one car, providing convenience and peace of mind for those with vehicles. Additionally, being within walking distance to Central Park and Peterborough Train Station, you'll have easy access to green spaces for leisurely strolls and excellent transport links for your daily commute or weekend getaways. Don't miss out on the opportunity to own this lovely home that combines city living with comfort and practicality. Contact us today to arrange a viewing and envision the possibilities that this property holds for you.

**Entrance Hall**  
10'10" x 3'6"

**WC**  
7'1" x 3'0"

**Lounge/Diner**  
12'7" x 15'7"



**Kitchen**  
7'1" x 11'7"

**Landing**  
12'7" x 6'9"

**Master Bedroom**  
11'0" x 11'9"

**Bathroom**  
7'1" x 6'9"

**Bedroom Two**  
8'8" x 11'8"

**EPC - C**  
79/81

**Tenure - Freehold**

**IMPORTANT LEGAL  
INFORMATION  
AWAITING CONFIRMATION**

**DRAFT DETAILS AWAITING  
VENDOR APPROVAL**