

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 specs or carpets or 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
 127 (91%)
 80
 89

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

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



Manor Drive
 Peterborough, PE4 7AT

Guide Price £300,000 - Freehold , Tax Band - D

 4
  2
  2
  C

Manor Drive

Peterborough, PE4 7AT

Guide Price £300,000 - £325,000

Nestled in the charming Manor Drive of Peterborough, this exquisite four-bedroom townhouse is a true gem waiting to be discovered. As you step inside, you are greeted by two welcoming reception rooms, perfect for entertaining guests or simply unwinding after a long day. The ground floor boasts an open-plan layout, seamlessly connecting the kitchen, dining area, and living room. Additionally, there is an office for those working from home, a convenient utility room, and a cloakroom for guests. The first floor is dedicated to relaxation, featuring a spacious lounge and a luxurious master bedroom complete with an en-suite for added comfort.

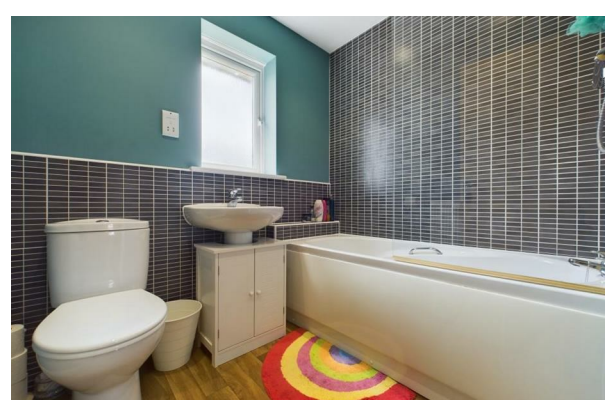
Venture up to the second floor where three more well-appointed bedrooms await, along with a family bathroom ensuring convenience for all residents. Parking is a breeze with a single garage and space for two vehicles, a rare find in such a desirable location. Outside, the property offers an enclosed garden, designed for easy maintenance, providing a tranquil space to enjoy the outdoors. Whether you're looking for a family home or a place to host gatherings, this townhouse ticks all the boxes. Don't miss the opportunity to make this stunning townhouse your own and experience the epitome of modern living in a sought-after neighbourhood.

Entrance Hall

9'2" x 5'6"

Dining/Living Area

9'4" x 20'9"



Kitchen
9'8" x 11'11"

Utility Room
6'2" x 6'11"

WC
6'3" x 3'2"

Office
6'2" x 7'1"

First Floor Landing
9'3" x 8'7"

Lounge
9'3" x 17'8"

Master Bedroom
16'2" x 8'8"

En-Suite To Master Bedroom
6'3" x 8'10"

Second Floor Landing
6'5" x 11'8"

Bedroom Two
6'6" x 17'9"

Bathroom
6'10" x 5'10"

Bedroom Three
9'5" x 10'5"

Bedroom Four
9'6" x 6'11"

EPC - C
80/89

Tenure - Freehold

IMPORTANT LEGAL INFORMATION
AWAITING CONFIRMATION