

Disclaimer 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. 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/>

England & Wales	
EU Directive 2002/91/EC	
Very energy efficient - lower running costs	A
Energy efficient - lower running costs	B
Decent energy efficiency - lower running costs	C
Decent energy efficiency - higher running costs	D
Less energy efficient - higher running costs	E
Less energy efficient - higher running costs	F
Very energy inefficient - higher running costs	G

Energy Efficiency Graph



Area Map

Viewing
 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.

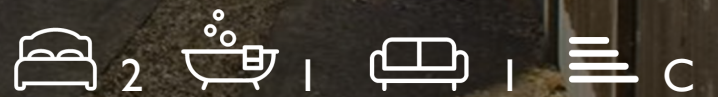


Floor Plan



Acacia Avenue
 Peterborough, PE1 4QD

Guide Price £200,000 - Freehold , Tax Band - A



Acacia Avenue

Peterborough, PE1 4QD

GUIDE PRICE £200,000 - £215,000. City and County are delighted to offer for sale, for the first time in over three decades, this much loved home in a popular residential area of Peterborough, within walking distance to all local amenities including a doctors surgery and schools. This property is offered with the added benefit of NO FORWARD CHAIN.

Situated in the quiet Acacia Avenue, which is now a no through road, the house offers ample off street parking and a front garden, as well as having vehicular access to the rear via the double side gates.

Internally offering an entrance hall, lounge/diner, kitchen/breakfast room, two over-sized double bedrooms, and a refitted shower room with adjoining toilet. To the rear, there is a private and mature garden of an excellent size, making this home any keen gardeners dream, whilst the single garage also conveniently benefits from power and lighting. We would like to note that whilst the house is in a clean, habitable condition, it would also benefit from some further modernisation in time, with great scope to improve further. Viewings highly advised. Probate Granted.

Entrance Hall

4'0" x 3'7"

Lounge/Diner

15'6" x 13'8"

Kitchen/Breakfast Room

18'11" x 8'9"

Landing

8'5" x 5'5"

Master Bedroom

18'9" x 9'0"

Shower Room

5'6" x 4'8"

WC

2'7" x 4'8"

Bedroom Two

10'0" x 10'5"

Garage

15'11" x 8'0"



EPC -C
70/85

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 - Excellent, O2 - Great, Three - Excellent, Vodafone - Great

Parking: Garage, Driveway, Off Street, Private
Building safety issues:
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:
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.

