

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.

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/>

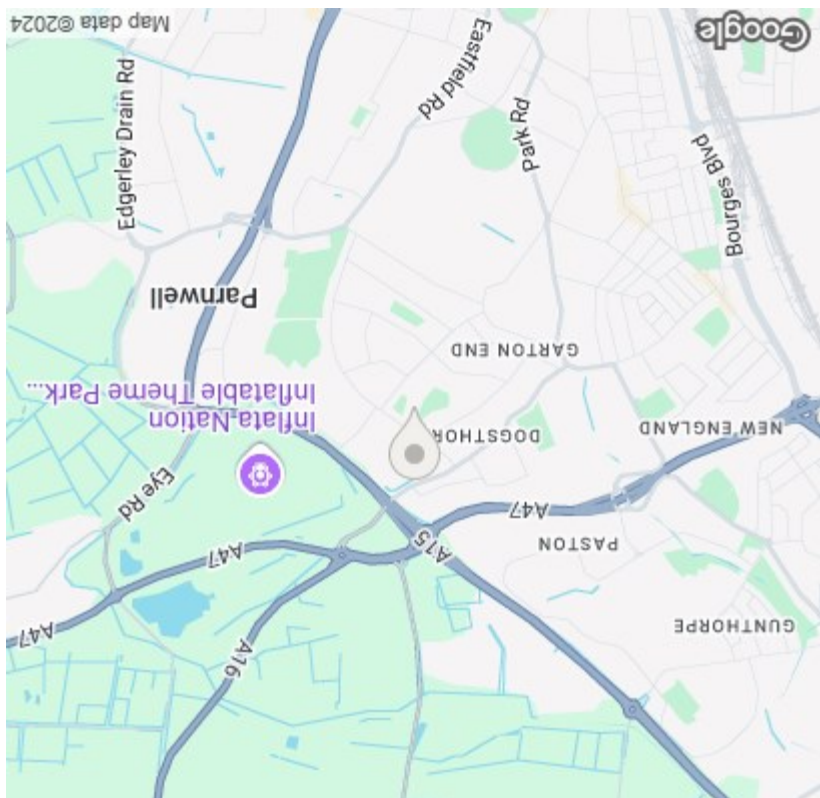
Energy Efficiency Rating	
Current	Assumed
A (92-100)	A (92-100)
B (81-91)	B (81-91)
C (69-80)	C (69-80)
D (55-68)	D (55-68)
E (39-54)	E (39-54)
F (21-38)	F (21-38)
G (1-20)	G (1-20)

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

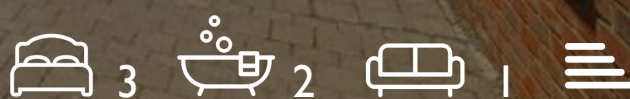


Floor Plan



Myrtle Avenue
Peterborough, PE1 4LR

Offers In Excess Of £280,000 - Freehold , Tax Band - B



Myrtle Avenue

Peterborough, PE1 4LR

Nestled on the charming Myrtle Avenue in Peterborough, this immaculate semi-detached house offers a perfect blend of comfort and convenience. Boasting three bedrooms, this property is ideal for families looking for a cosy yet spacious home.

As you step inside, you'll be greeted by an open-plan living space that is perfect for both relaxing and entertaining. The kitchen, equipped with integrated appliances, is a true delight for those who love to cook and entertain guests. One of the highlights of this property is the private enclosed rear garden. Imagine spending sunny afternoons in the stunning sitting area or unwinding in the summer house, which features a luxurious hot tub, sauna, and even a bar area for ultimate relaxation and entertainment. Parking will never be an issue with the blocked paved driveway that can accommodate at least three cars, providing convenience for you and your guests. Located close to Peterborough city centre, this property offers easy access to schools, transport links, and a variety of amenities, making it a desirable place to call home. Don't miss out on the opportunity to own this beautiful semi-detached house in a prime location. Book a viewing today and envision the life you could create in this wonderful property on Myrtle Avenue.

Entrance Hall
17'8" x 5'2"

Kitchen
9'8" x 14'4"

Living/Dining Room
10'4" x 22'2"

Entrance Hall
8'9" x 4'4"

Landing
7'9" x 4'7"

Master Bedroom
8'4" x 12'8"

Bedroom Two
11'6" x 8'11"

WC
2'8" x 5'7"

Bathroom
4'8" x 7'1"



Bedroom Three
8'11" x 9'8"

Log Cabin:

Kitchen/Diner
11'5" x 16'6"

Shower Room
3'6" x 7'7"

Sauna
7'3" x 7'11"

EPC - Awaiting

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
Heating features: Bathroom – electric heated floor, Sauna - Wood
Broadband: up to 1000Mbps
Mobile: EE - Excellent, O2- Great, Three - Excellent, Vodafone - Great

Parking: 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: Awaiting

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.

