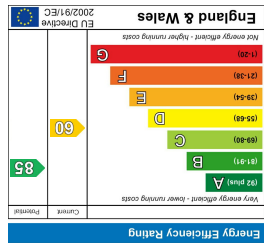


Disclaimers: Important Notice in accordance with the Property Misdescriptions Act (1991) we have prepared these Sales Particulars as a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey 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 guarantees. 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 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 Graph



Area Map

Please contact our City & County Estate Agents - Peterborough Office on 01733 563965 if you wish to arrange a viewing.

Viewing



Floor Plan



Peterborough Road  
Farcet, Peterborough, PE7 3BN

Offers In Excess Of £220,000 - Freehold , Tax Band - B



## Peterborough Road

Farcet, Peterborough, PE7 3BN

Nestled in the charming Peterborough Road of Farcet, Peterborough, this delightful two-bedroom semi-detached house is a gem waiting to be discovered.

Perfect for first-time buyers, this property boasts two spacious reception rooms, ideal for entertaining guests or simply unwinding after a long day. Benefitting the added bonus of a downstairs cloakroom. The two double bedrooms offer ample space for relaxation, while the immaculate four-piece family bathroom exudes comfort and style. Step outside to your private enclosed rear garden, a tranquil oasis where you can enjoy the fresh air and perhaps indulge in some gardening. With the added convenience of access to the single garage and a gravelled driveway providing off-road parking for at least two cars, practicality meets charm effortlessly. Located within walking distance to local amenities and offering easy access to the Fletton Parkway, this property combines convenience with comfort, making it a desirable place to call home. Don't miss the opportunity to make this lovely house your own, with the added benefit of being sold with no forward chain.

### Entrance Porch

3'1" x 4'9"

### Living Room

11'8" x 14'1"

### Hallway

2'10" x 3'1"

### Dining Room

12'2" x 14'8"

### Kitchen/Breakfast Room

6'9" x 14'7"

### WC

5'4" x 7'8"

### Landing

5'9" x 8'2"

### Master Bedroom

11'10" x 14'5"

### Bedroom Two

8'11" x 8'1"



### Bathroom

11'9" x 5'10"

EPC - D  
60/85

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  
Heating features: Radiators  
Broadband: up to 23Mbps  
Mobile: EE - Excellent, O2 - Great, Three - Great, Vodafone - Great

Parking: Garage, Driveway, Off Street, Rear/Side, Private  
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: D

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.

