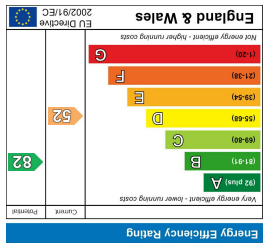
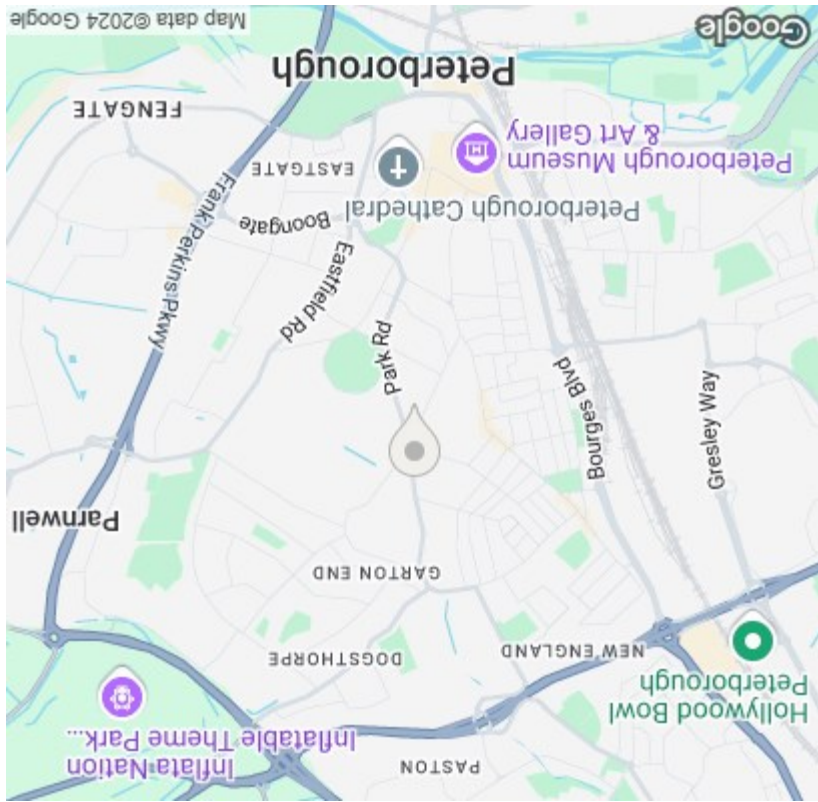


PLEASE NOTE: IF THE PROPERTY IS BEING PURCHASED AS BUY TO LET, YOU SHOULD CONSIDER WHETHER SELECTIVE LICENSING IS APPLICABLE. YOU MAY FIND THE FOLLOWING LINK USEFUL - <https://www.peterborough.gov.uk/residents/housing/selective-licensing/selective-licensing-areas/>
 Disclaimers: Important Notice in accordance 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.



Energy Efficiency Graph



Area Map



Floor Plan

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.



Queens Drive West
 Peterborough, PE1 2UU

£210,000 - Freehold , Tax Band - A



Queens Drive West

Peterborough, PE1 2UU

Welcome to this charming property located on Queens Drive West in Peterborough. This impressive bay fronted terraced house boasts a modern finish throughout, offering a cosy and stylish living space. With two bedrooms and one four piece bathroom, this home is perfect for a small family or a couple looking for a comfortable living arrangement, furthermore, there are two reception rooms, as well as a modern kitchen to the rear. The highlight of the living area is the log burning stove, creating a warm and inviting atmosphere during the colder months. One unique feature of this property is the basement room, which presents exciting potential for further uses. Whether you envision a home office, a playroom for the kids, or a cosy den to relax in, the possibilities are endless. Step outside into the large rear garden, a rare find in a property of this type. Perfect for hosting summer barbecues, gardening enthusiasts, or simply enjoying the fresh air, this outdoor space adds great value to the property.

Overall, this home on Queens Drive West is a fantastic opportunity for those seeking a blend of character and modern comfort. Don't miss out on the chance to make this lovely house your new home.

Living Room

11'9" x 10'10"

Hallway

2'10" x 2'11"

Hallway

2'9" x 2'1"

WC

1'10" x 5'11"

Dining Room

12'6" x 10'10"

Kitchen

14'2" x 5'11"

Basement Room

11'9" x 10'9"

Landing

13'4" x 2'11"



Master Bedroom

11'10" x 12'5"

Bedroom Two

12'5" x 9'4"

Bathroom

9'8" x 6'2"

EPC - E

52/82

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: Combi Boiler
Heating features: Radiators
Broadband: up to 1000Mbps
Mobile: EE - Great, O2 - Great, Three - Great, Vodafone - Great

Parking: Communal, On Street
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:
Coal mining area: No
Non-coal mining area: Yes
Energy Performance rating: E

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.

