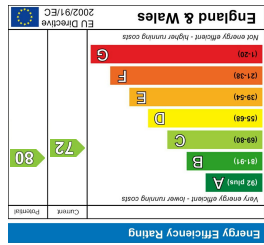


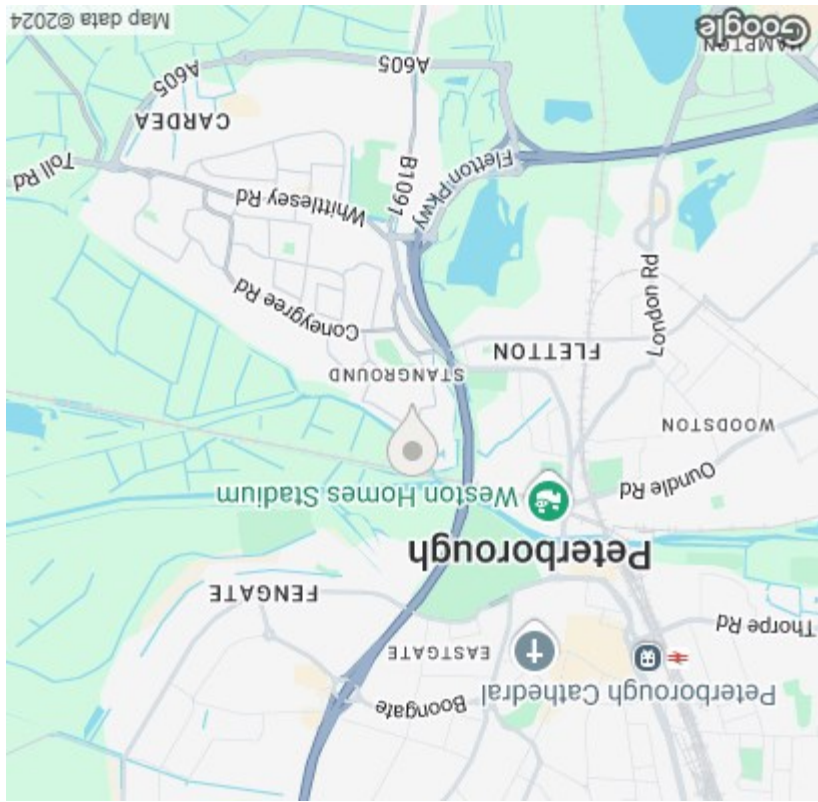
Disclaimer Important Notice in accordance with the Property Misdescriptions Act (1991) we have prepared these Sales Particulars as a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey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



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

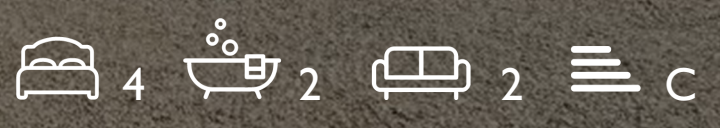


Floor Plan



Manor Gardens
 Peterborough, PE2 8HG

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



Manor Gardens

Peterborough, PE2 8HG

****Offered with no forward chain with GUIDE PRICE £300,000 - £325,000****
 Welcome to Manor Gardens, Peterborough - a stunning extended family home that has been refurbished to a high standard throughout, offering versatile living accommodation from top to bottom. This semi-detached house boasts to the ground floor, an entrance hallway with original parquet flooring, cloakroom, conservatory, living room with feature fireplace, and an open plan kitchen/diner, which has been recently refitted to a very high standard with quartz worktops and integrated appliances, as well as a large utility room with glazed doors to the front elevation and roller security shutters. To the first floor, there are four good sized bedrooms, one with a modern en-suite shower room, and a further four-piece family bathroom. To the second floor, there is also a study area with walk-in wardrobe and Velux windows, which could also serve as a fifth bedroom if required.

To the front there is a gravelled driveway offering off street parking for several vehicles, and side gated access to the private and low maintenance rear garden. Located in a popular residential Cul-de-Sac, this property offers a peaceful and secure environment for you to call home, as well as offering easy access to the City Centre and all major transport links. Don't miss out on the opportunity to own this fantastic property in Manor Gardens - a true gem in Peterborough's property market.

- Entrance Hall**
7'1" x 11'8"
- Living Room**
11'10" x 15'10"
- WC**
7'0" x 2'10"
- Kitchen/Diner**
27'5" x 8'9"
- Conservatory**
7'1" x 9'0"
- Utility Room**
7'0" x 13'7"
- Landing**
3'5" x 7'8"
- Master Bedroom**
9'8" x 12'4"
- Bedroom Two**
9'7" x 12'5"
- Bathroom**
9'1" x 8'11"
- Bedroom Three**
7'0" x 18'1"
- En-Suite To Bedroom Three**
7'0" x 5'7"
- Bedroom Four**
7'1" x 7'10"
- Bedroom Five/Study**
6'8" x 17'10"
- Wardrobe**



EPC - C
72/80

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: TBC
 Mobile: TBC

Parking: Driveway, Off Street, 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:
 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.

