

PLEASE NOTE: IF THE PROPERTY IS BEING PURCHASED AS BUY TO LET, YOU SHOULD CONSIDER WHETHER SELECTIVE LICENSING 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 Rating	
Current Rating	Minimum Rating
A (92-100)	A (79-100)
B (81-91)	B (69-80)
C (69-80)	C (59-68)
D (54-68)	D (44-58)
E (39-53)	E (39-43)
F (21-38)	F (21-27)
G (1-20)	G (1-20)

EU Directive 2002/91/EC

Energy Efficiency Graph



Area Map

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



Floor Plan



Lima Way

Peterborough, PE2 8GN

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



Lima Way

Peterborough, PE2 8GN

Nestled in the charming Lima Way of Peterborough, this exquisite townhouse is a true gem waiting to be discovered. Built in 2015, this property boasts a modern design with ample space for comfortable living.

As you step inside, you are greeted by a stylish open plan kitchen, dining, and living area on the ground floor, complete with French doors leading to the rear garden - perfect for entertaining guests or simply relaxing in style. The ground floor also features a convenient downstairs cloakroom. Venture up to the first floor, and you'll find a spacious living room and the luxurious master bedroom with its own ensuite bathroom, offering a private sanctuary away from the hustle and bustle of daily life. Ascending to the second floor, you'll discover three more well-appointed bedrooms and a family bathroom, providing plenty of room for a growing family or accommodating guests. This townhouse also comes with an integral garage, parking space, a pre-installed Hypervolt electric charging point, and a lovely enclosed rear garden with a patio and lawn area, ideal for enjoying the outdoors in the comfort of your own home. Don't miss the opportunity to make this stunning townhouse your own - a perfect blend of modern living and convenience in a desirable location.

Entrance Hall

16'9" x 3'8"

WC

5'11" x 2'9"

Kitchen/Diner/Living Area

20'3" x 15'1"

First Floor Landing

9'3" x 3'6"

Living Room

12'9" x 15'1"

Master Bedroom

9'1" x 13'0"

En-Suite To Master Bedroom

4'0" x 8'4"

Second Floor Landing

4'4" x 6'6", 3'3"

Bedroom Two

9'1" x 15'3"

Bathroom

6'11" x 5'7"



Bedroom Three
12'9" x 8'3"

Bedroom Four
12'9" x 6'9"

Garage
16'7" x 8'4"

EPC - B
83/92

Tenure - Freehold
There is a community Green Space Charge payable, current figure is £229 per annum.

IMPORTANT LEGAL INFORMATION
Material Information

Property construction: Standard
Community Green Space Charge: Yes
Electricity supply: Mains electricity
Solar Panels: No
Other electricity sources: No
Water supply: Mains
Sewerage: Mains
Heating: Gas Central Heating
Heating features: Hive
Broadband: up to 1000Mbps
Mobile: EE - Great, O2 - Excellent, Three - Great, Vodafone - Great

Parking: Garage, Off Street, Private, Hypervolt ECP
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: B

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.

