

Disclaimers 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.

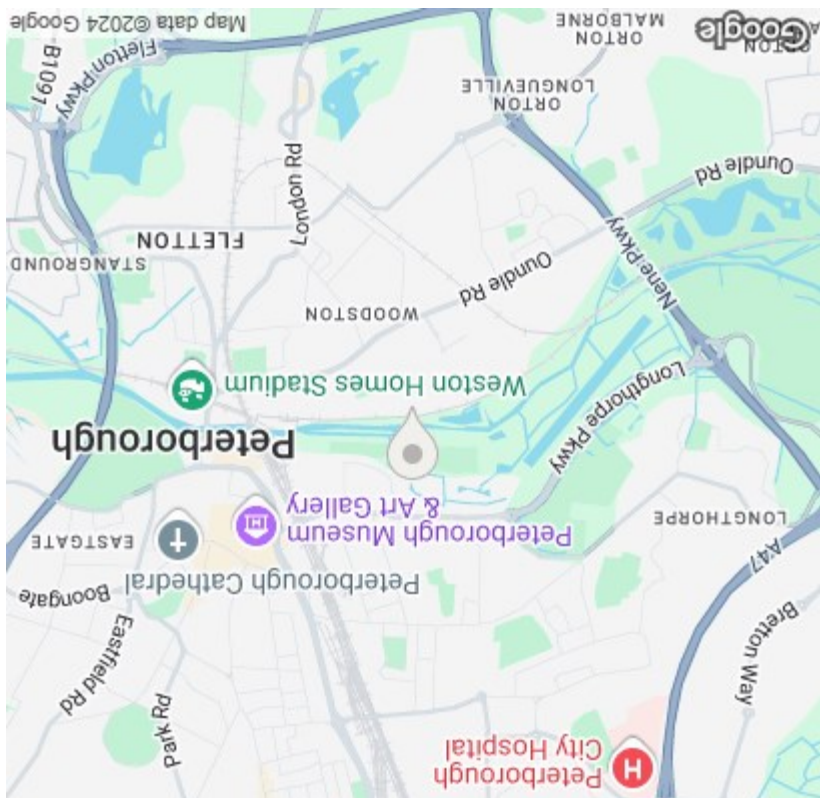
PLEASE NOTE: IF THE PROPERTY IS BEING PURCHASED AS BUY TO LET, YOU SHOULD CONSIDER WHETHER SELECTIVE LICENSING IS APPLICABLE. YOU MAY FIND THE FOLLOWING LINK USEFUL - <https://www.peterborough.gov.uk/residents/housing/selective-licensing/selective-licensing-areas/>

Energy Efficiency Rating	
Current	Assumed
A	A
B	B
C	C
D	D
E	E
F	F
G	G

Any energy efficient - lower rating costs
Any energy inefficient - higher rating costs

EU Directive 2002/91/EC
England & Wales

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



Baldwin Drive

Peterborough, PE2 9SD

Nestled in the charming Baldwin Drive, Peterborough, this delightful end terrace house is a true gem waiting to be discovered. Boasting two reception rooms, three bedrooms, and two bathrooms, this property offers ample space for comfortable living.

As you step inside, you are greeted by the warm and inviting ambiance of this lovely home. The two reception rooms provide versatile spaces for entertaining guests or simply unwinding after a long day. The addition of a downstairs cloakroom adds convenience to the layout, making everyday living a breeze. One of the standout features of this property is the single garage and enclosed rear garden. The garage provides secure parking or extra storage space, while the garden offers a private oasis where you can relax and enjoy the outdoors. Moving to the first floor, you will find three well-appointed bedrooms, including a master bedroom with an ensuite for added luxury. The family bathroom caters to the needs of the household, ensuring everyone has their own space and comfort. With parking for two vehicles, this home ticks all the boxes for modern living. The cul-de-sac location adds a sense of tranquillity and safety, perfect for families or those seeking a peaceful retreat.

Don't miss the opportunity to make this charming end terrace house your own. Book a viewing today and step into the lifestyle you've been dreaming of.

Entrance Hall
6'2" x 8'2"

Lounge
9'11" x 15'6"

Dining Room
9'5" x 8'2"

Hallway
2'11" x 5'9"

Kitchen
9'3" x 6'11"

WC
3'1" x 5'10"

Landing
8'9" x 4'5"

Master Bedroom
12'8" x 8'7"



En-Suite To Master Bedroom
4'0" x 6'7"

Bedroom Two
9'11" x 8'5"

Bedroom Three
6'11" x 6'8"

Bathroom
5'5" x 6'7"

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

Parking: Communal, Garage, 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:
Accessibility and adaptations:
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.

DRAFT DETAILS AWAITING VENDOR APPROVAL

