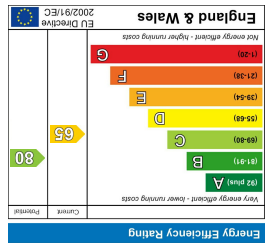


Disclaimer: Important Notice in accordance with the Property Misdescriptions Act (1991) we have prepared these Sales Particulars as a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey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

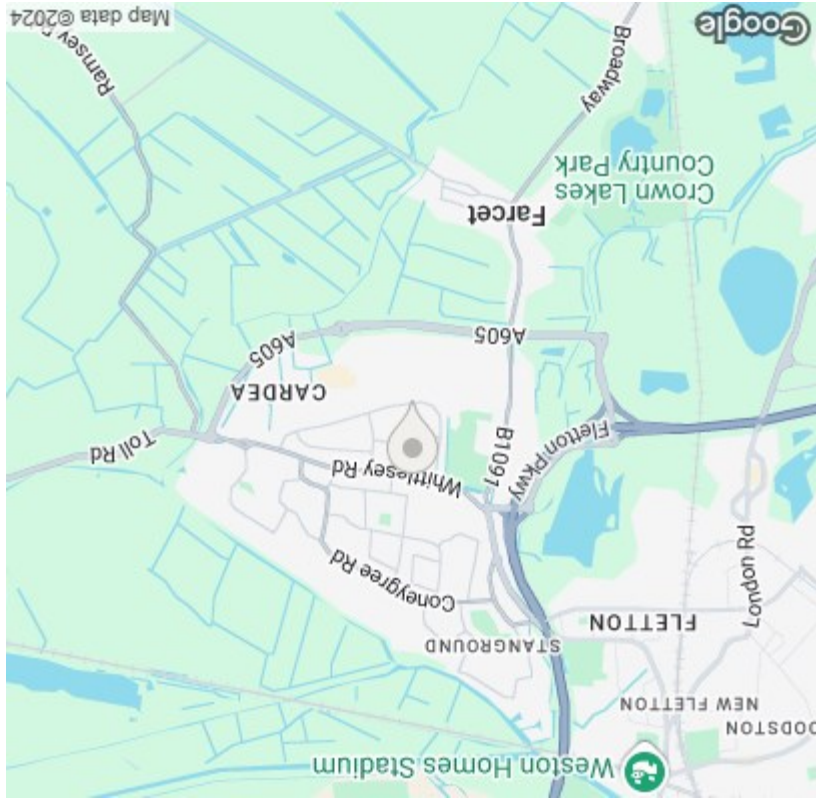
PLEASE NOTE: IF THE PROPERTY IS BEING PURCHASED AS BUY TO LET, YOU SHOULD CONSIDER WHETHER SELECTIVE LICENSING IS APPLICABLE. YOU MAY FIND THE FOLLOWING LINK USEFUL- <https://www.peterborough.gov.uk/residents/housing/selective-licensing/selective-licensing-areas/>



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

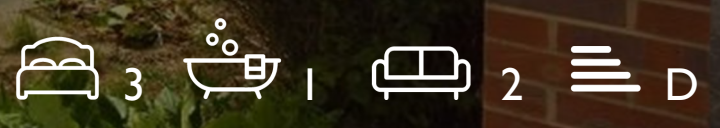


Floor Plan



Oakdale Avenue
Peterborough, PE2 8TD

Guide Price £230,000 - Freehold , Tax Band - C



Oakdale Avenue

Peterborough, PE2 8TD

*** Guide Price £230,000 - £250,000 ***

Nestled in the charming Oakdale Avenue of Peterborough, this delightful three-bedroom semi-detached house is a gem waiting to be discovered. Boasting two spacious reception rooms, this property offers endless possibilities for creating your dream living space.

Perfect for first-time buyers or those looking for a family home, this property comes with the added benefit of NO FORWARD CHAIN, making the buying process a breeze. The large enclosed rear garden provides a tranquil retreat, while the single garage offers convenient storage space. With a driveway allowing off-road parking for at least one car, you'll have easy access to nearby schools, transport links, and amenities. Don't miss out on the opportunity to make this charming house your new home sweet home. N.B. Probate has been granted.

Entrance Porch
1'10" x 6'0"

Entrance Hall
12'4" x 6'5"

Living Room
12'5" x 12'0"

Dining Room
11'10" x 10'11"

Kitchen
17'1" x 7'6"

Hallway
3'1" x 3'1"

WC
4'1" x 3'2"

Landing
7'4" x 4'4"

Master Bedroom
12'6" x 11'0"

Bedroom Two
10'8" x 9'0"

Bathroom
6'0" x 7'6"



Bedroom Three
9'5" x 7'6"

Garage
17'2" x 8'11"

EPC - D
65/80

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: Radiators
Broadband: up to 1000Mbps
Mobile: EE - Great, O2 - Great, Three - Great, Vodafone - Great

Parking: Garage, Driveway, Off 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:
Accessibility and adaptations:
Coal mining area: No
Non-coal mining area: No
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.

DRAFT DETAILS AWAITING VENDOR APPROVAL

