

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>

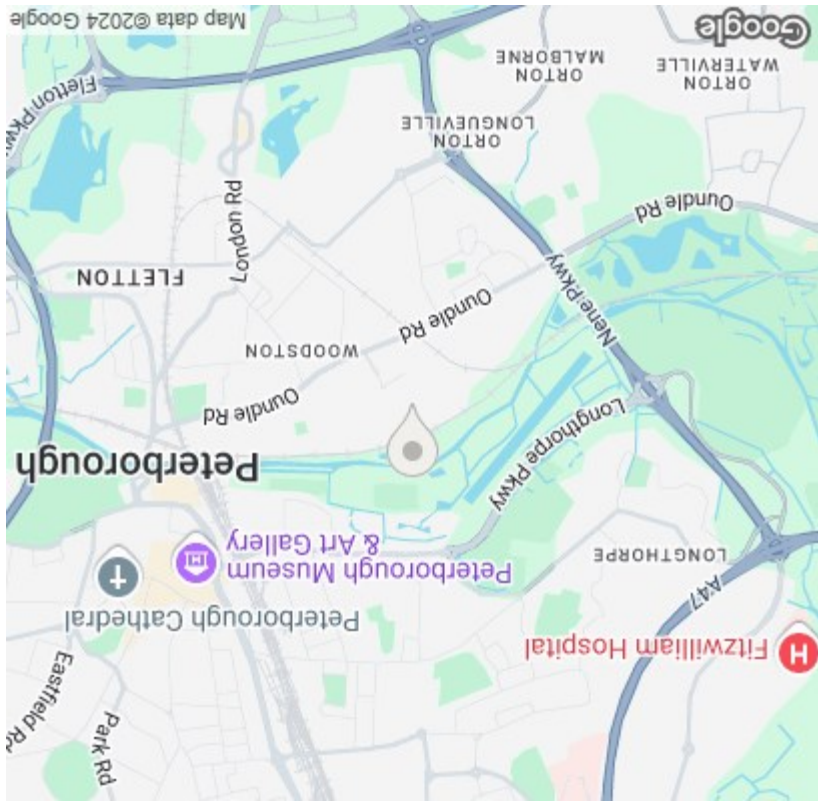
Disclaimers: Important Notice in accordance with the Property Misdescriptions Act (1991) we have prepared these Sales Particulars as a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey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

| England & Wales | |
|-----------------|---|
| Energy Rating | Energy Efficiency - lower running costs |
| A | 92-100 |
| B | 81-91 |
| C | 69-80 |
| D | 55-68 |
| E | 39-54 |
| F | 21-38 |
| G | 1-20 |

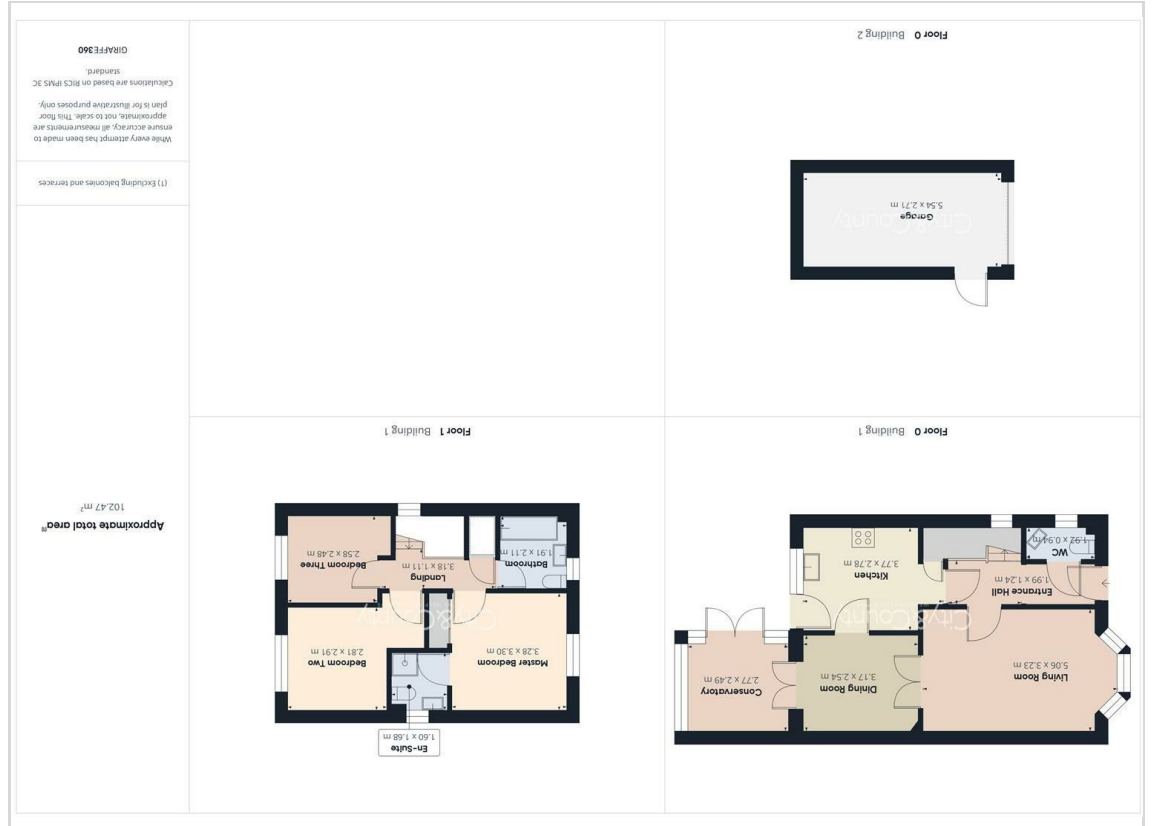
Energy Efficiency Graph

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



Foster Road
Peterborough, PE2 9RS

£320,000 - Freehold , Tax Band - C



Foster Road

Peterborough, PE2 9RS

Located in the highly sought-after area of Sugar Way, this beautiful three-bedroom detached family home offers the perfect blend of comfort and style. With proximity to Peterborough City Centre and the Train Station, this property is ideally situated for families looking to enjoy all that this vibrant community has to offer. Local amenities are just a stone's throw away, including a supermarket, bus routes, and the highly regarded Nene Valley Primary School within walking distance.

As you enter, you're greeted by a light and welcoming entrance hall, which leads to a convenient downstairs cloakroom complete with a WC and wash hand basin. The dual aspect living room is a highlight, featuring a charming bay window and French doors that open into the dining room, creating a wonderful flow of space perfect for both relaxing and entertaining. The separate kitchen, accessible from both the dining room and the entrance hall, is well-equipped with matching base and eye-level units, ample worktop space, and a stainless-steel sink. Cooking enthusiasts will appreciate the gas hob with extractor over, built-in ovens, and plenty of room for a washing machine, dishwasher, and fridge/freezer. The kitchen also offers direct access to the garden, making outdoor dining a breeze. Connected to the dining room is a delightful conservatory, offering additional living space and another gateway to the beautiful, low-maintenance rear garden. The garden itself is a private oasis, featuring two patio seating areas, a well-kept lawn, and convenient side access to the detached single garage. Upstairs, the property boasts two double bedrooms with an en-suite to the master, and a generous single bedroom. There is also a three-piece family bathroom complete with a WC, wash hand basin, and a bath with a shower over. The exterior is equally impressive, with off-road parking for at least two vehicles at the front, and the added security of a height restrictor connecting to the neighbouring property.

Entrance Hall
6'6" x 4'0"

WC
6'3" x 3'1"

Living Room
16'7" x 10'7"

Dining Room
10'4" x 8'3"

Conservatory
9'1" x 8'2"

Kitchen
12'4" x 9'1"

Landing
10'5" x 3'7"

Master Bedroom
10'9" x 10'9"

En-Suite To Master Bedroom
5'2" x 5'6"

Bedroom Two
9'2" x 9'6"

Bedroom Three
8'5" x 8'1"



Bathroom
6'3" x 6'11"

Garage
18'2" x 8'10"

EPC - D
65/82

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: Gas Central Heating
Heating features: Electric Fireplace In Living Room
Broadband: up to 1000Mbps
Mobile: EE - Great, O2 - Great, Three - Great, Vodafone - Great

Parking: 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: 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.

