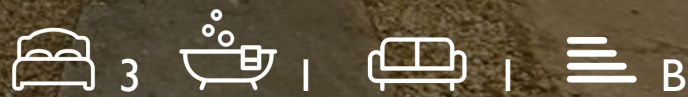




**Furze Ride**

Peterborough, PE1 3UA

**Offers In Excess Of £200,000 - Freehold , Tax Band - B**



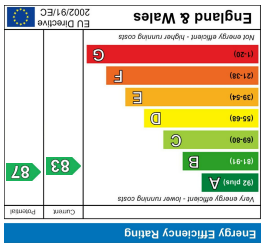
**Floor Plan**



**Viewing**

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.

**Energy Efficiency Graph**



**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.

## Furze Ride

Peterborough, PE1 3UA

OFFERS IN EXCESS OF £200,000 Discover this three-bedroom semi-detached home, ideally located close to Peterborough City Centre. The property features a welcoming entrance hall that leads to a spacious lounge, perfect for relaxation and entertaining. The modern kitchen is equipped with a matching range of base and eye-level units, providing ample storage and workspace. It also includes space for a washing machine and fridge/freezer, along with an integrated oven and a four-ring electric hob with an extractor fan. Conveniently, there is access to a downstairs cloakroom via the kitchen.

Upstairs, the property boasts three bedrooms, including two generously sized doubles and one single, offering flexibility for a growing family or home office space. The family bathroom is fitted with a stylish three-piece suite, comprising a WC, wash hand basin, and a bath with a shower overhead. The rear of the property features a private, low-maintenance garden, ideal for outdoor enjoyment, complete with access to a large storage shed. The front of the property offers a gravelled driveway, providing ample parking space, alongside a shared driveway leading to the rear of the house. Furze Ride also benefits from easy access to the A47, as well as local schools and transport links, making it a convenient and practical choice for families and professionals alike. PROBATE PROPERTY - Probate Granted

### Entrance Hall

13'3" x 5'10"

### Living Room

15'4" x 10'11"

### Kitchen/Diner

8'11" x 13'10"

### Hallway

4'11" x 2'10"

### WC

5'7" x 2'10"

### Landing

10'4" x 3'1"

### Master Bedroom

12'10" x 10'9"



### Bedroom Two

11'6" x 10'9"

### Bathroom

5'4" x 6'10"

### Bedroom Three

5'10" x 6'0"

### EPC - B

83/87

### Tenure - Freehold

### IMPORTANT LEGAL INFORMATION

Material Information

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

Parking: Allocated, Communal, On 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: 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.

**DRAFT DETAILS AWAITING VENDOR APPROVAL**

