

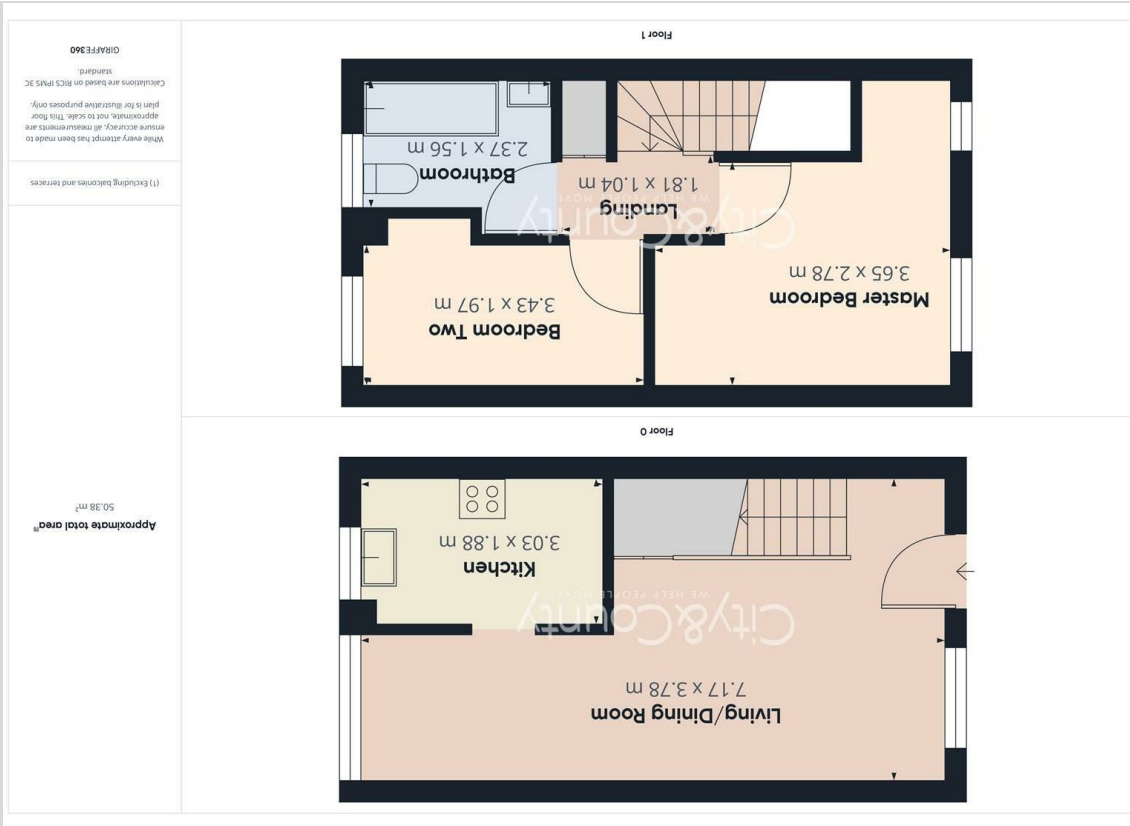
**Hadrians Court**

Peterborough, PE2 8NH

**Offers In Excess Of £175,000 - Freehold , Tax Band - A**



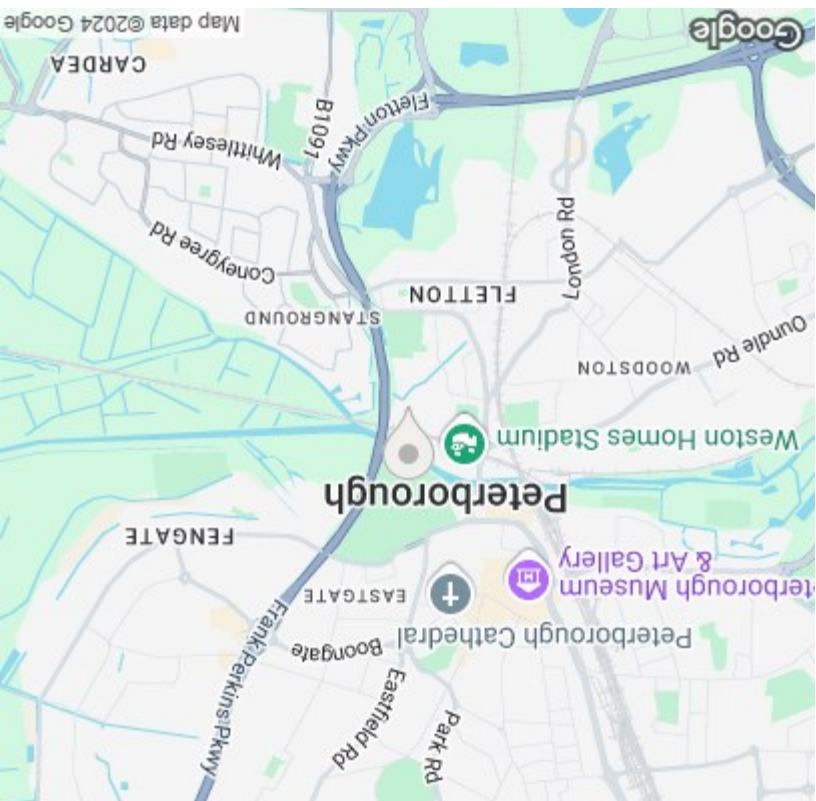
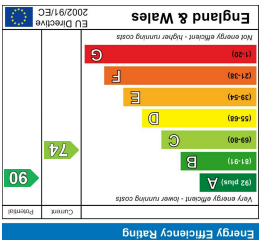
**Floor Plan**



**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**



**Area Map**

**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.



## Hadrians Court Peterborough, PE2 8NH

Welcome to Hadrians Court in Peterborough! This charming terraced house boasts a well-presented interior with an open plan living and dining area, modern kitchen, two cosy bedrooms, and a three piece family bathroom.

Situated within easy reach of the city centre, this property is perfect for those looking for their first home or a savvy investment opportunity. Internally comprising of an open plan living and dining area, modern kitchen, two good sized bedrooms and a family bathroom. Presented to a move-in ready standard, this home has undergone a scheme of improvements in recent years. The enclosed rear garden provides a private outdoor space to relax and entertain, while the communal parking area ensures convenience for residents and guests. We would like to note that the house is fully uPVC double glazed and benefits from gas central heating also. Sold with the benefit of no forward chain, this home offers a hassle-free buying experience. Don't miss out on the chance to own this lovely property in a convenient location. Book a viewing today and envision the potential this home holds for you!

### Living/Dining Room

23'6" x 12'4"

### Kitchen

9'11" x 6'2"

### Landing

5'11" x 3'4"

### Master Bedroom

11'11" x 9'1"

### Bathroom

7'9" x 5'1"

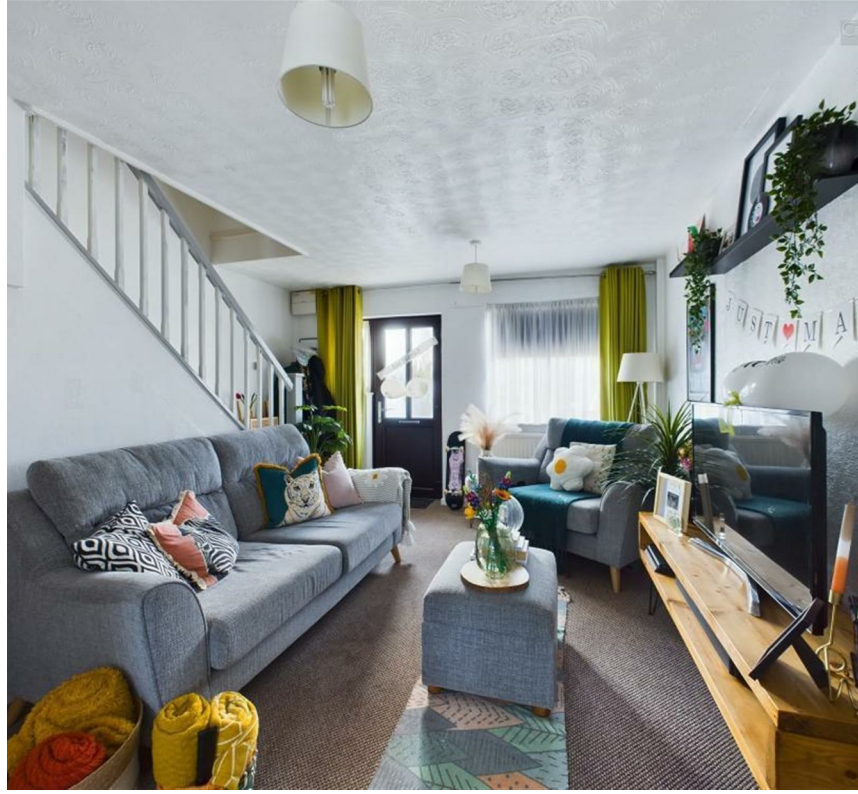
### Bedroom Two

11'3" x 6'5"

### Tenure - Freehold

### EPC - C

74/90



### 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  
Heating features: None  
Broadband: up to 1000Mbps  
Mobile: EE - Great, 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: No  
Accessibility and adaptations: No  
Coal mining area: No  
Non-coal mining area: No  
Energy Performance rating: C

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**

