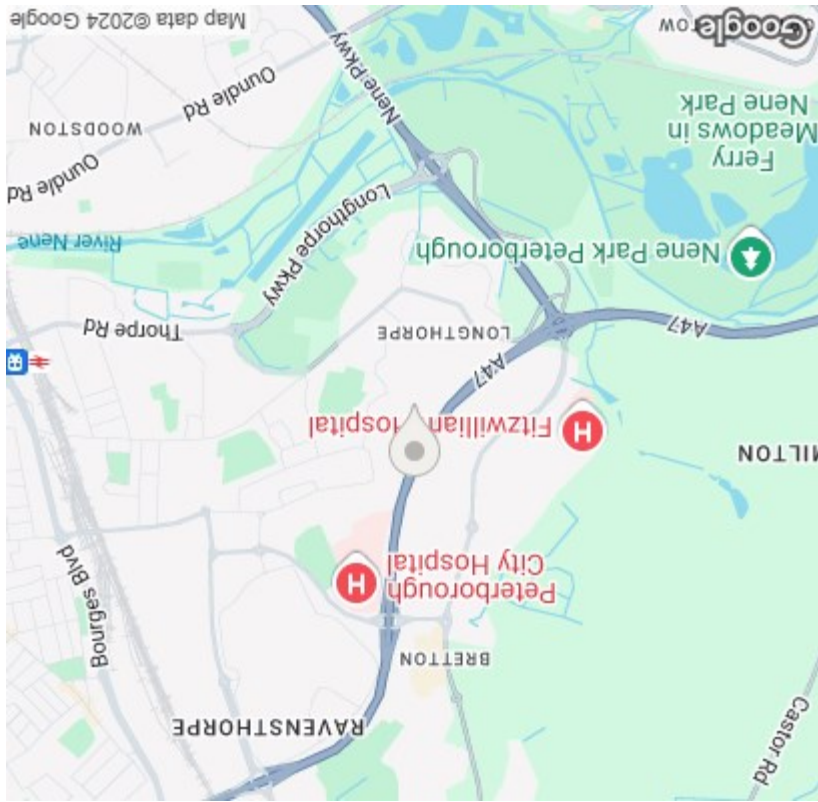
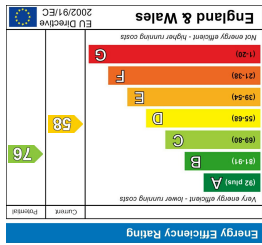


PLEASE NOTE: IF THE PROPERTY IS BEING PURCHASED AS BUY TO LET, YOU SHOULD CONSIDER WHETHER SELECTIVE LICENSING IS APPLICABLE. YOU MAY FIND THE FOLLOWING LINK USEFUL - <https://www.peterborough.gov.uk/residents/housing/selective-licensing/selective-licensing-areas/>
 Disclaimers and specific fittings have not been tested. Neither has the Agent checked legal documentation to verify the legal status of the property or the validity of any guarantees. 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 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

Energy Efficiency Graph



Area Map



Floor Plan



Auborn Gardens
 Peterborough, PE3 9QG

Offers In Excess Of £350,000 - Freehold , Tax Band - C



Auborn Gardens

Peterborough, PE3 9QG

Welcome to this charming detached house located in the highly sought-after residential area of Auborn Gardens, Longthorpe, Peterborough. This renovated family home offers a perfect blend of modern living and traditional charm, offering three bedrooms, and two reception rooms.

As you step inside, you are greeted by an entrance hallway, cloakroom, high-specification kitchen featuring elegant quartz worktops, perfect for preparing delicious meals and entertaining guests. The spacious living area is ideal for relaxing with family or hosting gatherings, whilst the second reception room, currently set up as a home office, has doors opening on to the rear garden. Furthermore, to the first floor, there are three spacious bedrooms, and a re-fitted shower room. One of the highlights of this property is the generous rear garden, mainly laid to lawn, providing a tranquil outdoor space for children to play or for you to unwind after a long day. Additionally, the property boasts a single garage and off-road parking for three vehicles, ensuring convenience for you and your guests. Don't miss the opportunity to make this beautiful property your new home. Contact us today to arrange a viewing and experience the comfort and elegance this cluster house has to offer in the heart of Longthorpe.

Entrance Hall
3'6" x 7'5"

Kitchen
13'2" x 13'1"

Reception Room/Office
9'2" x 11'8"

WC
2'11" x 7'1"

Living Room
14'7" x 10'8"

Landing
2'10" x 8'9"

Master Bedroom
13'3" x 9'3"

Bathroom
6'9" x 5'6"

Bedroom Two
9'4" x 9'9"

Bedroom Three
8'5" x 7'7"



Garage
8'4" x 16'6"

EPC - D
58/76

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
Heating features: Individually Zoned Honeywell
Broadband: up to 1000Mbps
Mobile: EE - Excellent, O2 - Great, Three - Great, Vodafone - Great

Parking: Garage, Driveway, Off Street, Private
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: n/a
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

