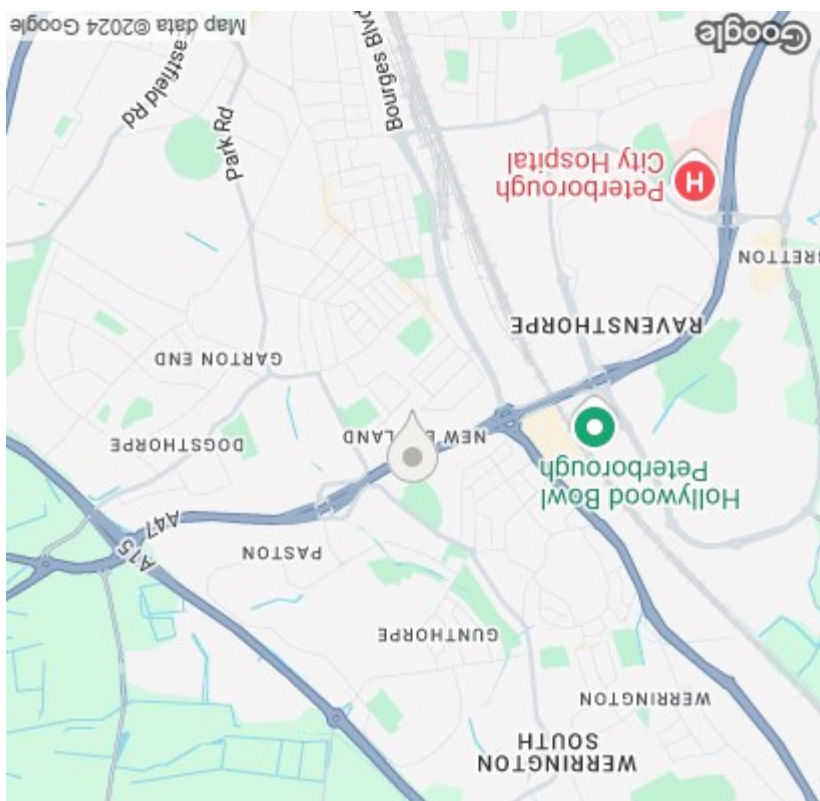


PLEASE NOTE: IF THE PROPERTY IS BEING PURCHASED AS BUY TO LET, YOU SHOULD CONSIDER WHETHER SELECTIVE LICENSING IS APPLICABLE. YOU MAY FIND THE FOLLOWING LINK USEFUL: <https://www.peterborough.gov.uk/residents/housing/selective-licensing/selective-licensing-areas/>  
 Disclaimers: Important Notice in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

Energy Efficiency Rating	
Current	Assumed
A	A
B	B
C	C
D	D
E	E
F	F
G	G

Any energy efficient - lower rating costs  
 Any energy efficient - higher rating costs  
 EU Directive 2002/91/EC  
 England & Wales

Energy Efficiency Graph



Area Map

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



Floor Plan



Pear Tree Gardens

Peterborough, PE1 3JP

Guide Price £195,000 - Freehold , Tax Band - A





# Pear Tree Gardens

Peterborough, PE1 3JP

**\*\*GUIDE PRICE £195,000 - £210,000\*\***  
**\*\*\*Offered to the Market with No Forward Chain\*\*\***  
 City & County welcome Pear Tree Gardens to the market, a modern and inviting three-bedroom terrace home that perfectly balances comfort, convenience, and style. Situated in a highly sought-after city centre location, this property is a true gem for both investors and first-time buyers alike.

As you enter through the welcoming porch, you're greeted by a bright and spacious living room, perfect for relaxing after a busy day. The open-plan kitchen and dining area offer ample space for entertaining, with modern fittings and plenty of natural light. A convenient under-stairs cupboard provides additional storage, while the downstairs WC adds extra practicality for everyday living. Head upstairs to discover three generously sized bedrooms, each designed with comfort in mind. The sleek three-piece bathroom offers a tranquil space to unwind, featuring contemporary fixtures and a soothing atmosphere. Step outside to your private garden, a lovely outdoor space where you can enjoy a morning coffee, entertain guests, or simply relax in the fresh air. The property also includes off-road parking for one car, adding to the convenience of city living. Nestled in the heart of the city, Pear Tree Gardens is just a stone's throw away from the train station, making commutes a breeze. Local schools and amenities are within easy reach, providing everything you need for a comfortable lifestyle right on your doorstep. With its modern construction and thoughtful design, this home is not just a place to live—it's a place to thrive. Whether you're taking your first step onto the property ladder or seeking a sound investment, Pear Tree Gardens offers the perfect blend of location, style, and potential. Please call the office to arrange your viewing today. Virtual tour available.

**Entrance Hall**  
5'2" x 3'10"

**Living Room**  
13'3" x 13'1"

**Kitchen/Diner**  
12'7" x 12'4"

**WC**  
5'1" x 3'5"



**Landing**  
8'5" x 3'2"

**Master Bedroom**  
10'4" x 9'10"

**Bathroom**  
5'7" x 6'0"

**Bedroom Two**  
12'1" x 8'3"

**Bedroom Three**  
7'11" x 7'6"

**EPC - B**  
82/82

**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:  
 Broadband: up to 60Mbps  
 Mobile: EE - Excellent, O2 - Great, Three - Great, Vodafone - Great

Parking: 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: No  
 Accessibility and adaptations: Ramped access  
 Coal mining area: No  
 Non-coal mining area: Yes  
 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.

