

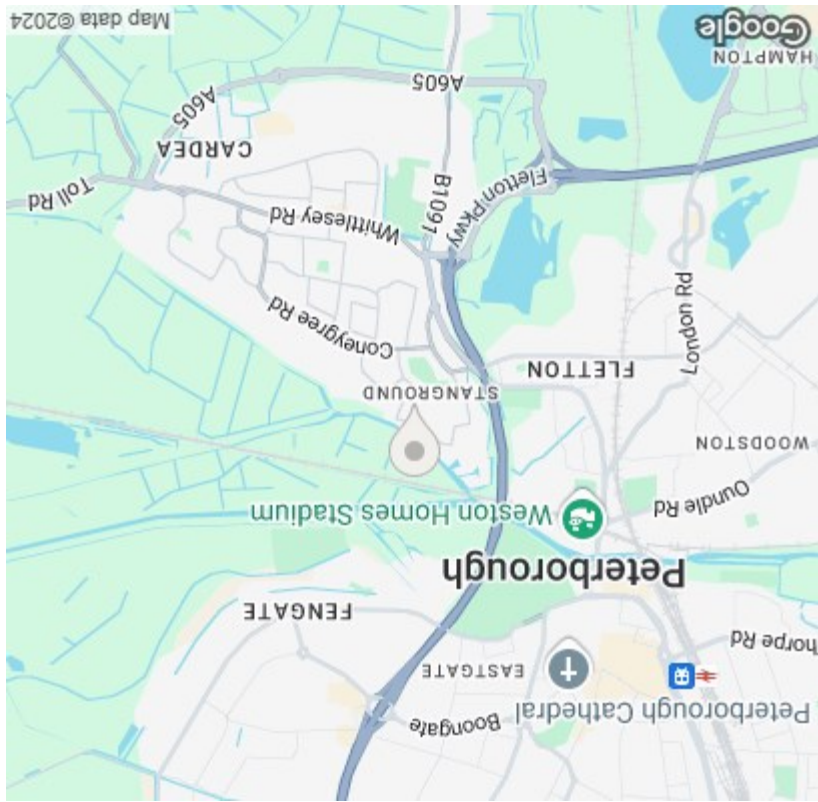
Disclaimer Important Notice in accordance with the Property Misdescriptions Act (1991) we have prepared these Sales Particulars as a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey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

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

EU Directive 2002/91/EC
The energy efficient - higher running costs

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



Thistle Drive
Peterborough, PE2 8HU

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



Thistle Drive

Peterborough, PE2 8HU

Discover the perfect blend of comfort and convenience at Thistle Drive, Stanground. This charming three-bedroom, end-of-terrace home is tucked away in a peaceful Cul-de-Sac within a family-friendly neighbourhood. The property offers easy walking access to local schools, transport links, and amenities, making daily life a breeze. Plus, with quick access to Frank Perkins Parkway, commuting is hassle-free. Whether you're a first-time buyer or looking for a cosy family home, this property ticks all the boxes for a great start or a delightful new chapter in your home journey.

Nestled in a quiet Cul-de-Sac in the desirable area of Stanground, this deceptively spacious three-bedroom end-of-terrace property offers an excellent blend of comfort and convenience. Upon entering, you are greeted by an entrance porch providing access to a single garage. The property boasts a welcoming entrance hall leading to a generously sized lounge and a large kitchen/diner, equipped with a range of matching base and eye-level units, offering ample space for a washing machine, dishwasher, fridge/freezer, and a freestanding cooker. French doors open onto a private, low-maintenance garden, primarily gravelled and perfect for outdoor relaxation. Upstairs, the property features three well-proportioned bedrooms—two doubles and one single—alongside a family bathroom complete with a three-piece suite, including a WC, a wash hand basin, and a bath with an overhead shower. The front of the house presents a gravelled garden enclosed by hedges, a driveway accommodating one car, and additional access to the single garage. With its spacious layout and ideal location, this home is perfect for families seeking a serene yet well-connected setting.

Entrance Porch
3'10" x 3'11"

Entrance Hall
11'4" x 6'8"

WC
4'3" x 2'9"

Lounge
11'4" x 12'4"

Kitchen/Diner
10'11" x 16'2"

Storage Cupboard
4'6" x 2'9"

Storage Room
6'1" x 2'11"

Landing
12'2" x 5'10"

Master Bedroom
9'0" x 13'2"

Bathroom
7'1" x 7'6"

Bedroom Two
11'1" x 10'4"

Bedroom Three
7'6" x 8'9"

Garage
17'7" x 8'5"

EPC - C
73/87



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: None
Broadband: up to 1000Mbps
Mobile: EE - Great, O2 - Great, Three - Great, Vodafone - Great
Parking: Garage, Off 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: n/a
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

