

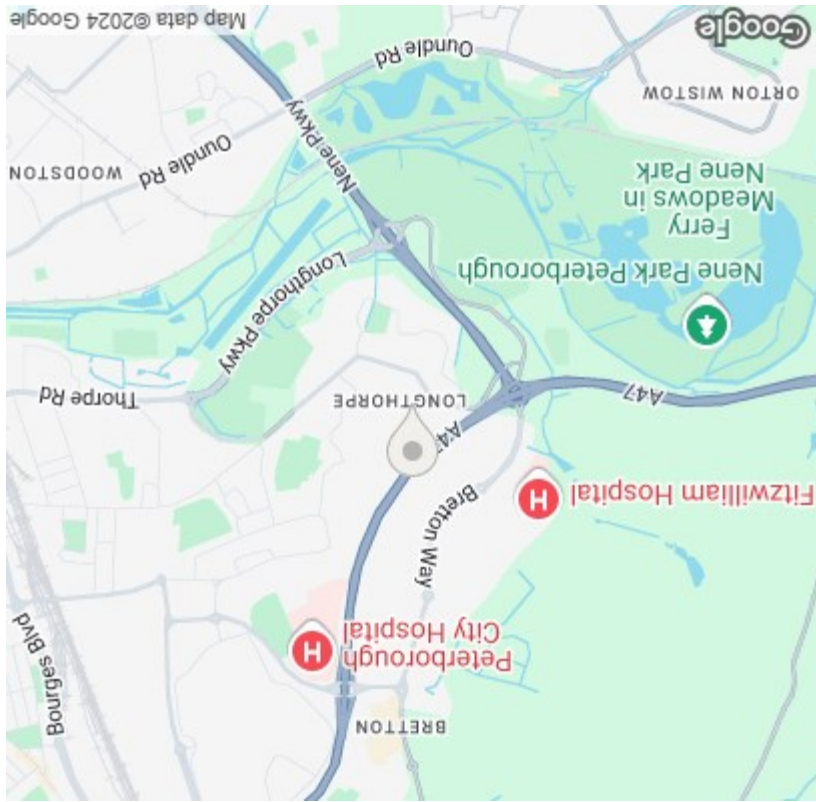
Disclaimer Important Notice in accordance with the Property Misdescriptions Act (1991) we have prepared these Sales Particulars as a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey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

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

Any energy efficient - lower rating costs
 Any energy efficient - lower rating costs
 EU Directive 2002/91/EC
 The energy indicator - higher rating costs

Energy Efficiency Graph



Area Map



Floor Plan

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



Azalea Close

Peterborough, PE3 9QU

Guide Price £425,000 - Freehold , Tax Band - D



Azalea Close

Peterborough, PE3 9QU

GUIDE PRICE £425,000 - £450,000 Welcome to Azalea Close, Longthorpe, Peterborough - a charming and substantial detached family home that is sure to capture your heart. This delightful four-bedroom property is nestled in a peaceful Cul-de-Sac in the sought-after area of Longthorpe, offering a perfect blend of tranquility and convenience.

Internally boasting a spacious entrance hallway, cloakroom, dual aspect living room, modern kitchen, utility room, dining room and garden room. Furthermore, to the first floor, there are four good sized bedrooms, with the master bedroom benefitting from a balcony to the front elevation, there is also the added convenience of a three piece family bathroom. Externally, this property provides the ideal space for relaxation and entertaining, allowing you to enjoy the beauty of the private and enclosed rear garden all year round. Convenience is key with easy access to the hospital and city centre, making daily commutes or quick trips a breeze. The ample off-road parking and double garage with an electric roller door ensure that parking will never be a hassle, providing you with peace of mind and convenience. Don't miss the opportunity to make this charming detached house your new home. With its desirable location, generous living spaces, and beautiful garden room, this property offers a lifestyle of comfort and elegance. Book a viewing today and step into your future in this wonderful Longthorpe residence.

Entrance Porch
5'8" x 6'2"

WC
4'11" x 4'0"

Entrance Hall
19'9" x 5'10"

Living Room
19'11" x 12'3"

Dining Room
10'10" x 11'0"

Garden Room
10'7" x 7'6"

Kitchen
8'9" x 10'11"

Utility Room
4'10" x 6'9"

Landing
6'5" x 5'9"

Master Bedroom
10'10" x 12'4"

Bedroom Two
10'11" x 11'3"

Bedroom Three
8'11" x 9'9"

Bathroom
6'1" x 8'9"

Bedroom Four
9'0" x 7'11"

Garage
15'7" x 17'10"

EPC - D
64/81



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 - Excellent, O2 - Excellent, Three - Excellent, Vodafone - Excellent

Parking: Garage, 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: n/a
Coal mining area: No
Non-coal mining area: No
Energy Performance rating: D

Disclaimer: If you are considering purchasing this property as a Buy-to-Let investment, please be advised that certain areas may be subject to Selective Licensing schemes. Prospective purchasers are strongly advised to carry out their own due diligence to ensure compliance with any applicable licensing requirements, including any associated fees or obligations.

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

