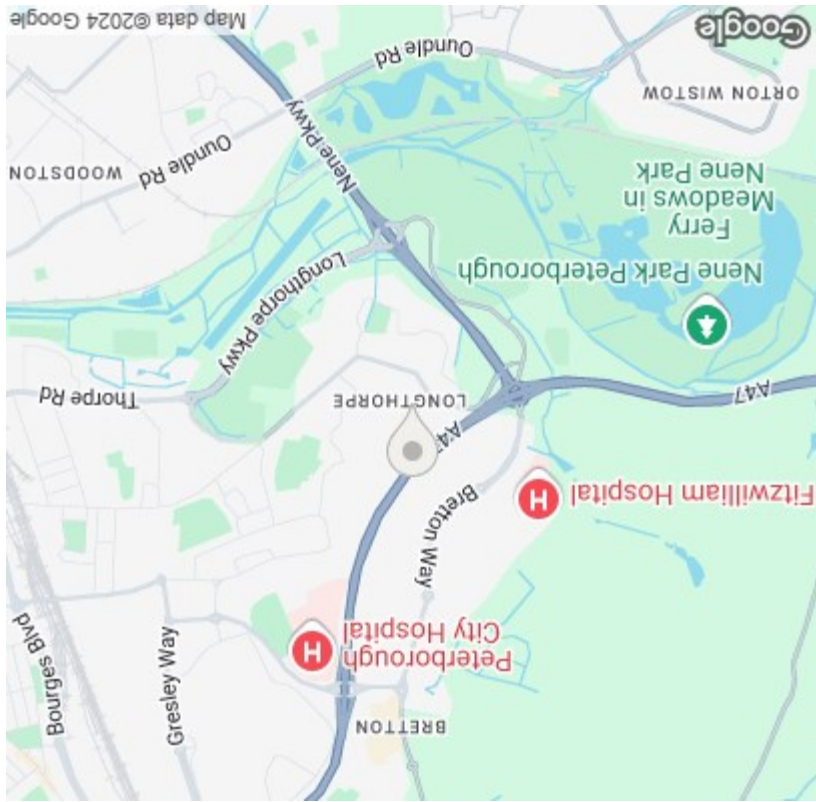


Disclaimer Important Notice in accordance with the Property Misdescriptions Act (1991) we have prepared these Sales Particulars as a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey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

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	81
Any energy efficient - lower rating costs 122 kWh/m <sup>2</sup> (A) 151-181 152 kWh/m <sup>2</sup> (B) 182-212 183 kWh/m <sup>2</sup> (C) 213-243 214 kWh/m <sup>2</sup> (D) 244-274 275 kWh/m <sup>2</sup> (E) 275-305 306 kWh/m <sup>2</sup> (F) 306-336 337 kWh/m <sup>2</sup> (G) 337-367	
The energy efficient - higher rating costs 2029 kWh/m <sup>2</sup> (EU Directive 2002/91/EC)	

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



Azalea Close  
Peterborough, PE3 9QU

Offers In Excess Of £415,000 - Freehold , Tax Band - D

4 1 3 D

Icons representing 4 bedrooms, 1 bathroom, 3 living areas, and a tax band of D.

# Azalea Close

Peterborough, PE3 9QU

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 Cui-de-Sac in the sought-after area of Longthorpe, offering a perfect blend of tranquillity and convenience.

Internally boasting a spacious entrance hallway, doakroom, 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