

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
A	A
B	B
C	C
D	D
E	E
F	F
G	G

Any energy efficient - lower rating costs  
172 (94%)  
79  
89

Any energy efficient - higher rating costs  
121 (81%)  
134 (84%)  
154 (89%)  
172 (94%)  
191 (97%)  
211 (99%)  
230 (100%)

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

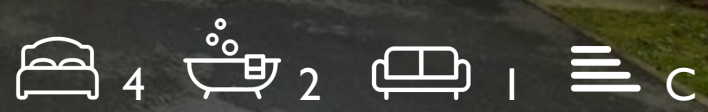


Floor Plan



Greenwood Road  
Hampton Vale, Peterborough, PE7 8JX

£395,000 - Freehold , Tax Band - D



# Greenwood Road

Hampton Vale, Peterborough, PE7 8JX

Welcome to this charming modern detached family home located on Greenwood Road in the desirable Hampton Vale area of Peterborough. This property boasts four bedrooms, perfect for a growing family, along with two bathrooms to ensure everyone has their own space.

As you step inside, you'll be greeted by an entrance hallway, a bay fronted living room, ideal for entertaining guests or simply relaxing with your loved ones. Furthermore, to the rear elevation there is a large kitchen/diner, utility room, and downstairs cloakroom. Upstairs there are four good sized bedrooms, with an en-suite shower room to the master, as well as a three-piece family bathroom. The property's layout is thoughtfully designed to cater to the needs of a modern family, providing both comfort and functionality. One of the standout features of this home is its private garden, complete with mature trees both to the front and rear. Imagine enjoying a cup of tea in the morning surrounded by nature or hosting a barbecue in the summer months - the possibilities are endless. In addition to the lovely garden, this property also comes with a single garage, providing convenient parking or extra storage space. For added security and peace of mind, a CCTV system is in place to ensure the safety of you and your loved ones. Conveniently located within walking distance to local amenities, including shops, schools, and parks, this home offers the perfect blend of tranquillity and accessibility. Don't miss out on the opportunity to make this wonderful property your new home. Contact us today to arrange a viewing and start envisioning your life in this delightful abode on Greenwood Road.

**Entrance Hall**  
5'9" x 3'10"

**Living Room**  
17'1" x 12'6"

**Kitchen/Diner**  
11'2" x 19'1"

**Utility Room**  
7'5" x 5'4"

**WC**  
3'10" x 5'2"

**Landing**  
4'8" x 9'4"

**Master Bedroom**  
12'2" x 11'2"

**En-Suite To Master Bedroom**  
7'7" x 3'11"

**Bedroom Two**  
11'10" x 8'9"

**Bedroom Three**  
11'6" x 8'8"

**Bathroom**  
6'0" x 6'2"

**Bedroom Four**  
11'0" x 9'3"

**Garage**  
18'3" x 8'2"

**EPC - C**  
79/89



**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

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: Ramped Access, Wide Doorways  
Coal mining area: No  
Non-coal mining area: No  
Energy Performance rating: C

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.

