

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
86	73
A	B
127 kWh/m <sup>2</sup>	151 kWh/m <sup>2</sup>
B	C
151 kWh/m <sup>2</sup>	164 kWh/m <sup>2</sup>
C	D
164 kWh/m <sup>2</sup>	177 kWh/m <sup>2</sup>
D	E
177 kWh/m <sup>2</sup>	190 kWh/m <sup>2</sup>
E	F
190 kWh/m <sup>2</sup>	203 kWh/m <sup>2</sup>
F	G
203 kWh/m <sup>2</sup>	216 kWh/m <sup>2</sup>
G	
216 kWh/m <sup>2</sup>	

EU Directive 2002/91/EC  
 The energy indicator - higher ratings are better

Energy Efficiency Graph



Area Map

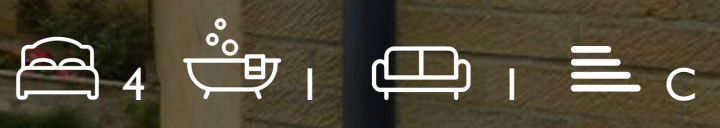
**Viewing**  
 Please contact our City & County Estate Agents - Peterborough Office on 01733 563965 if you wish to arrange a viewing.  
 Appointment for this property or require further information.



Floor Plan



**Blackmead**  
 Orton Malborne, Peterborough, PE2 5PZ  
**£215,000 - Freehold , Tax Band - B**



## Blackmead

### Orton Malborne, Peterborough, PE2 5PZ

Welcome to this spacious townhouse located in the popular area of Blackmead, Orton Malborne, Peterborough. This delightful property boasts a versatile three-storey layout, perfect for a growing family looking for a new home.

Upon entering, you are greeted by an entrance hallway, modern kitchen diner, ideal for hosting family meals and entertaining guests. The property features one large reception room, offering a cosy space to relax and unwind after a long day. With four bedrooms spread across the three floors, there is plenty of room for the whole family to enjoy their own space and privacy. The property also includes a convenient downstairs cloakroom, adding to the practicality of the home, as well as a three piece family bathroom to the top floor. One of the standout features of this property is its versatile living accommodation, providing the opportunity for various configurations to suit your lifestyle. Additionally, there is scope for conversion to a House in Multiple Occupation (HMO), offering potential for rental income or accommodating multiple occupants. We would like to note that there is ample communal parking available close to the property. Don't miss out on the chance to make this house your home. Book a viewing today and discover the endless possibilities this property has to offer.

#### Entrance Hall

11'3" x 3'0"

#### WC

5'8" x 2'9"

#### Kitchen

11'1" x 9'8"

#### Dining Area

10'5" x 9'8"

#### Bedroom Four

10'7" x 10'2"

#### Storage Room

5'0" x 6'10"

#### First Floor Landing

11'4" x 3'1"

#### Boiler Cupboard

5'0" x 6'11"

#### Living Room

10'9" x 19'1"

#### Bedroom Three

11'4" x 9'9"

#### Second Floor Landing

9'2" x 3'7"

#### Bathroom

5'11" x 9'6"

#### Master Bedroom

14'8" x 9'8"

#### Bedroom Two

11'6" x 10'4"

#### EPC - C

73/86

#### 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 - Great, Vodafone - Excellent

Parking: Communal, On 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: None  
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.

