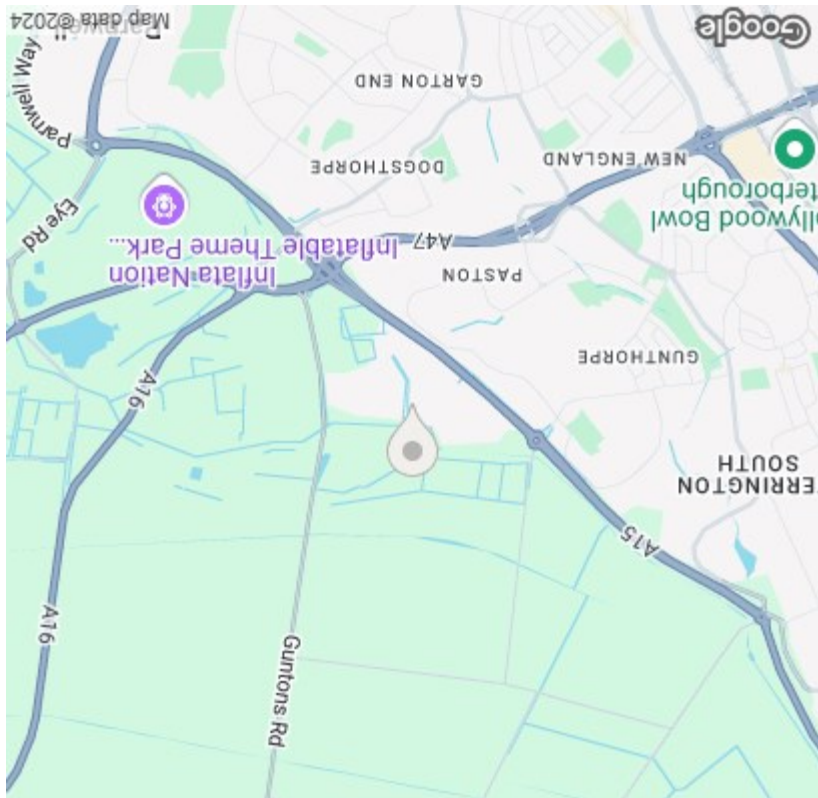


Disclaimer: Important Notice in accordance with the Property Misdescriptions Act (1991) we have prepared these Sales Particulars as a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specs 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
89	76
Any energy efficient - lower rating costs 127 (91) A 118 (93) B 104 (95) C 92 (97) D 82 (99) E 69 (101) F 55 (103) G 35 (105) H 15 (107) I	
EU Directive 2002/91/EC The energy efficient - higher rating costs	

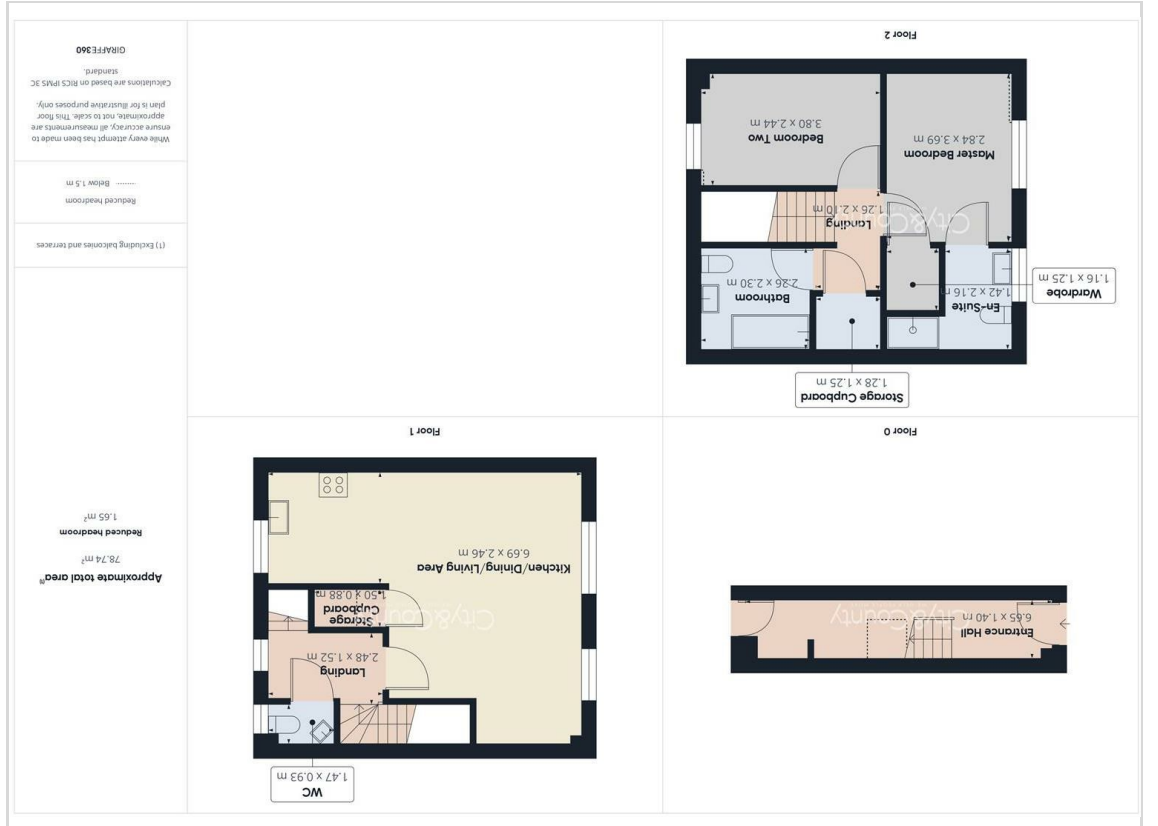
Energy Efficiency Graph



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

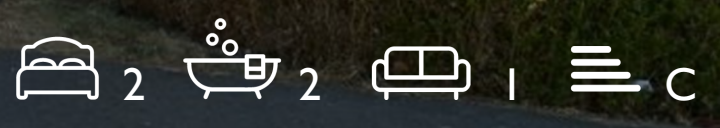


Floor Plan



Manor Drive
Peterborough, PE4 7AT

£220,000 - Freehold , Tax Band - B



Manor Drive

Peterborough, PE4 7AT

Welcome to Manor Drive, Peterborough - a charming maisonette property located in the sought-after area of New Gunthorpe being sold with NO FORWARD CHAIN. This delightful property boasts two bedrooms and is perfect for first-time buyers or those looking to make a savvy investment.

This deceptively spacious two-bedroom maisonette is located in the family-friendly area of Gunthorpe, Peterborough. Spread over two floors, the property offers a modern and practical layout. The ground floor features an entrance hall with direct garden access. On the first floor, you'll find a convenient cloakroom and an open-plan lounge, kitchen, and dining area. The kitchen is well-equipped with matching base and eye-level units, space for a washing machine, and integrated appliances, including a dishwasher, oven, and four-ring gas hob with extractor. Upstairs, the second floor boasts two double bedrooms, with the master bedroom featuring an en-suite shower room. A family bathroom with a shower over, completes the upper level.

Outside, the property offers a private enclosed garden, mostly laid to lawn, with rear access to a single garage. The front includes additional access to the garage and driveway under a flying freehold. Ideal for families or professionals, this home combines space, convenience, and modern living

Entrance Hall

21'9" x 4'7"

First Floor Landing

8'1" x 4'11"

WC

4'9" x 3'0"

Kitchen/Dining/Living Area

21'11" x 8'0"

Storage Cupboard

4'11" x 2'10"

Second Floor Landing

4'1" x 6'10"

Master Bedroom

9'3" x 12'1"

En-Suite To Master Bedroom

4'7" x 7'1"

Wardrobe

3'9" x 4'1"

Storage Cupboard

4'2" x 4'1"

Bathroom

7'4" x 7'6"

Bedroom Two

12'5" x 8'0"

EPC - C

76/89

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, Vodafone - Great

Parking: Allocated, Garage, 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.

DRAFT DETAILS AWAITING VENDOR APPROVAL

