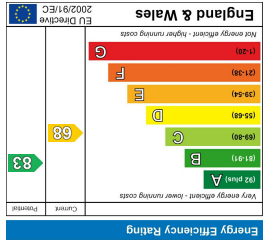


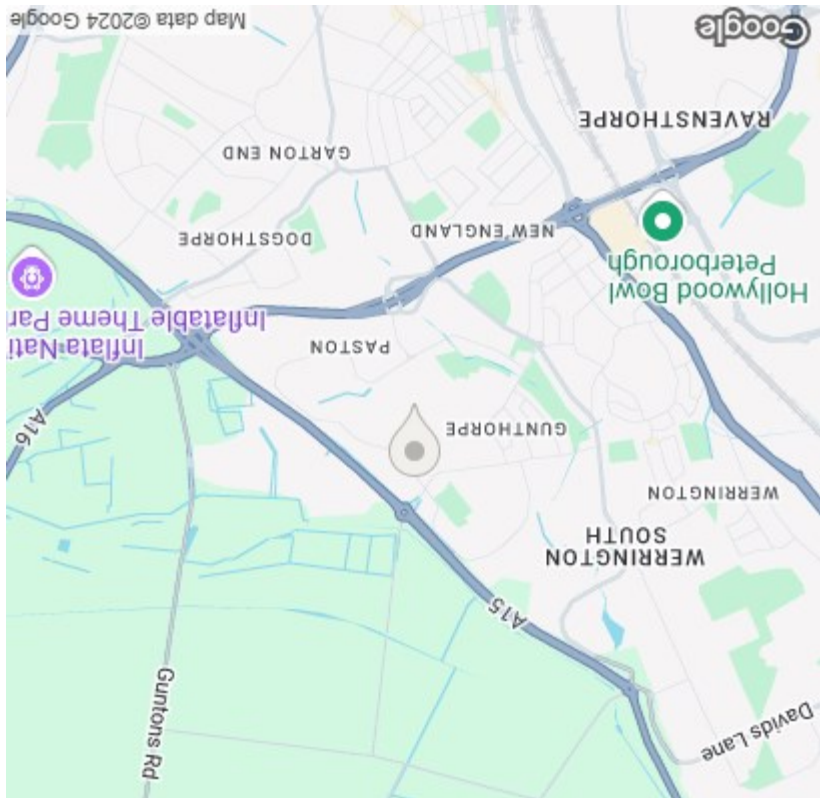
PLEASE NOTE: IF THE PROPERTY IS BEING PURCHASED AS BUY TO LET, YOU SHOULD CONSIDER WHETHER SELECTIVE LICENSING APPLICABLE. YOU MAY FIND THE FOLLOWING LINK USEFUL: <https://www.peterborough.gov.uk/residents/housing/selective-licensing/selective-licensing-areas/>
 Disclaimers and specific fittings have 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 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



Energy Efficiency Graph



Area Map



Floor Plan



Donaldson Drive
 Peterborough, PE4 7XJ
Guide Price £230,000 - Freehold , Tax Band - B



Donaldson Drive

Peterborough, PE4 7XJ

**Guide Price £230,000-£240,000 **

Situated in the popular area of Donaldson Drive in Peterborough, this charming semi-detached house offers a delightful living experience. Boasting three bedrooms, this property is perfect for families or those seeking extra space.

The spacious living accommodation provides a warm and inviting atmosphere, ideal for relaxing or entertaining guests, and has undergone a scheme of improvements in its time of current ownership. You are greeted by a spacious entrance hallway which leads into the living room to the front elevation, with a feature electric fireplace. The highlight of this home is the high-specification kitchen/diner, featuring luxurious quartz worktops and a convenient breakfast bar, perfect for enjoying your morning coffee or hosting dinner parties. To the rear there is a utility room, with plumbing for the washing machine with fitted units, as well as a downstairs cloakroom. To the first floor there are three well-proportioned bedrooms, and a wet room with electric shower. Recently upgraded with new uPVC windows in stylish anthracite grey, complemented by the new composite front and rear doors in green, this home exudes modern elegance. Parking will never be an issue with ample off-street parking available, along with a single garage equipped with power and lighting, providing both convenience and security for your vehicle. There is also a brick built shed at the back of the garage. We would like to note that there is a grass area to the front of the property which is owned and maintained by Peterborough City Council. Don't miss the opportunity to make this property your new home in this popular residential area. Book a viewing today and step into a lifestyle of comfort and style at Donaldson Drive.



Entrance Hall

10'0" x 4'10"

Living Room

14'4" x 14'2"

Kitchen/Diner

8'4" x 17'7"

Utility Room

5'10" x 6'2"

WC

2'10" x 6'2"

Landing

7'8" x 2'11"

Master Bedroom

12'5" x 9'4"

Bedroom Two

8'5" x 9'2"

Bathroom

5'4" x 7'11"

Bedroom Three

9'7" x 8'3"

Garage

16'1" x 8'1"

EPC - D

68/83

Tenure - Freehold

IMPORTANT LEGAL INFORMATION

Construction: Standard
Accessibility / Adaptations: Level Access Shower, Wet Room



Building safety: No
Known planning considerations: No
Flooded in the last 5 years: No
Sources of flooding: n/a
Flood defences: No
Coastal erosion: No
On a coalfield: No
Impacted by the effect of other mining activity: No
Conservation area: No
Lease restrictions: No
Listed building: No
Permitted development: No
Holiday home rental: No
Restrictive covenant: No
Business from property: No
Property subletting: No
Tree preservation order: No
Other: Don't Know
Right of way public: No
Right of way private: No
Registered easements HMLR: No
Shared driveway: No
Loft access: No
Drain access: No
Other: No
Parking: Driveway Private, Garage, Off Street Parking
Solar Panels: No
Water: Mains
Electricity: Mains Supply
Sewerage: Mains
Heating: Gas Mains
Internet connection: Fttp
Internet Speed: up to 1000Mbps
Mobile Coverage: EE - Great, O2 - Great, Three - Great, Vodafone - Great

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.

