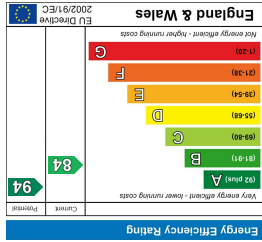
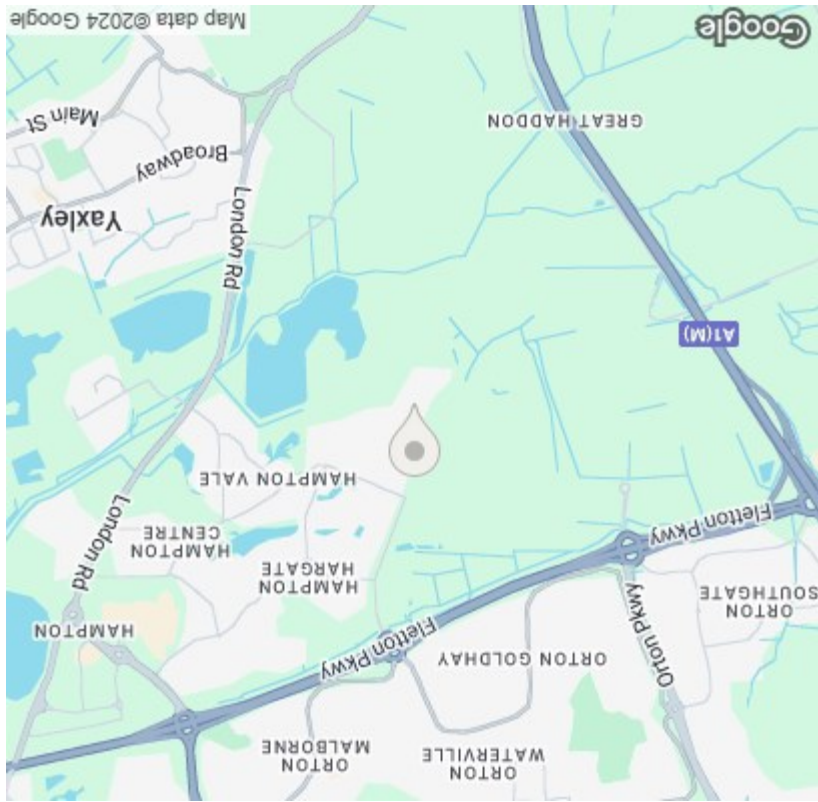


PLEASE NOTE: IF THE PROPERTY IS BEING PURCHASED AS BUY TO LET, YOU SHOULD CONSIDER WHETHER SELECTIVE LICENSING IS APPLICABLE. YOU MAY FIND THE FOLLOWING LINK USEFUL - <https://www.peterborough.gov.uk/residents/housing/selective-licensing/selective-licensing-areas/>  
 Disclaimers: Important Notice in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



Area Map



Floor Plan

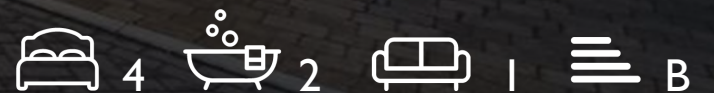
Please contact our City & County Estate Agents - Peterborough Office on 01733 563965 if you wish to arrange a viewing appointment for this property or require further information.

Viewing



Coriander Drive  
 Hampton Vale, Peterborough, PE7 8NW

Guide Price £280,000 - Freehold , Tax Band - D





## Coriander Drive

Hampton Vale, Peterborough,  
PE7 8NW

\*\*GUIDE PRICE £280,000 - £300,000\*\*

City and County are pleased to market this deceptively spacious, four-bedroom, end of terrace town house located in a quiet Cul-de-Sac in Hampton Vale, Peterborough. Offering easy access to the A1M, local schooling and field views to the rear, this property is the ideal family home.

Briefly comprising, to the ground floor an entrance hall, cloakroom, a modern kitchen that is fitted with a range of matching base and eye level units, with an integrated oven, and a four-ring electric hob with an extractor over. Good sized lounge/diner with French doors leading to the garden. The first floor offers two double bedrooms, and a stunning family bathroom that is fitted with a three-piece suite comprising, a WC, a wash hand basin, and a free-standing bath. Tiled flooring and tiled surround. The second floor has a further two double bedrooms with the master bedroom benefitting from a fitted three-piece en-suite comprising, a WC, a wash hand basin and a walk-in shower. Tiled flooring, and tiled surround. Outside to the rear is an enclosed low maintenance garden, which is mainly laid with artificial grass, and gated access to the two allocated parking spaces. Please call today for a viewing to fully appreciate all that this home has to offer.

### Entrance Hall

13'9" x 3'10"

### WC

6'6" x 3'1"



**Kitchen**  
13'8" x 5'11"

**Lounge/Dining Room**  
13'6" x 13'6"

**Landing**  
9'9" x 3'8"

**Bedroom Three**  
9'4" x 13'5"

**Bathroom**  
7'11" x 6'3"

**Bedroom Four**  
9'9" x 13'1"

**Landing**  
9'8" x 4'1"

**Master Bedroom**  
9'5" x 13'6"

**Shower Room**  
7'10" x 5'10"

**Bedroom Two**  
9'10" x 13'1"

**EPC - B**  
84/94

**Tenure - Freehold**

