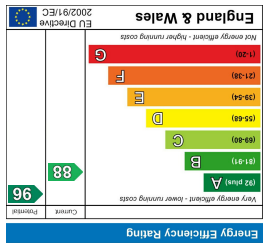
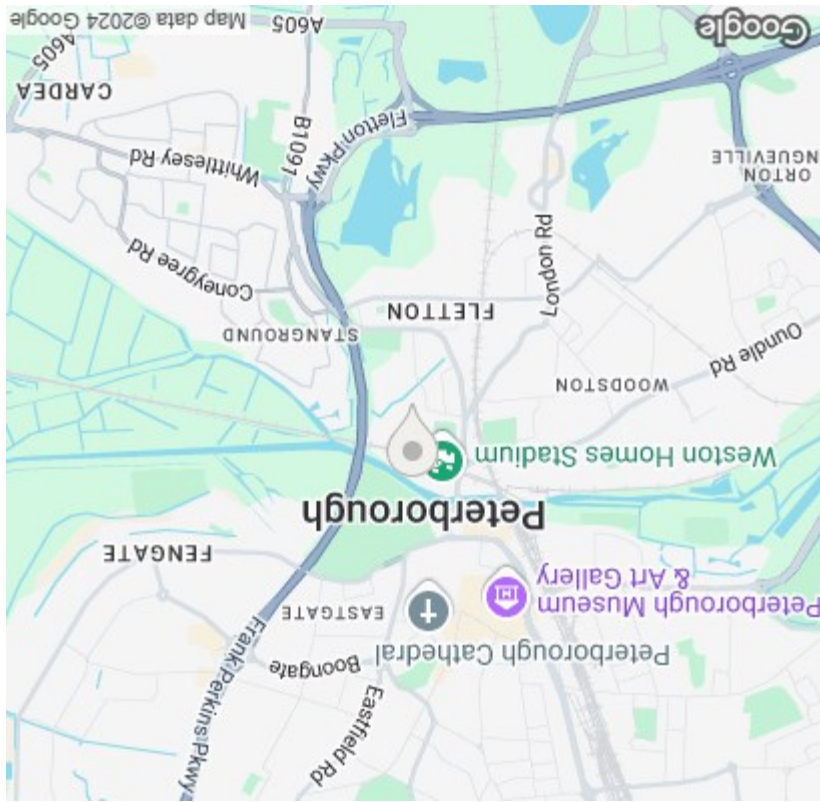


Disclaimers and specifications have not been tested. Neither has the Agent checked legal documentation to verify the legal status of the property or the validity of any guarantee. All photographs, measurements, floorplans and distances referred to are given as a guide only and should not be relied upon 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 APPLICABLE. YOU MAY FIND THE FOLLOWING LINK USEFUL- <https://www.peterborough.gov.uk/residents/housing/selective-licensing/selective-licensing-areas/>



Energy Efficiency Graph

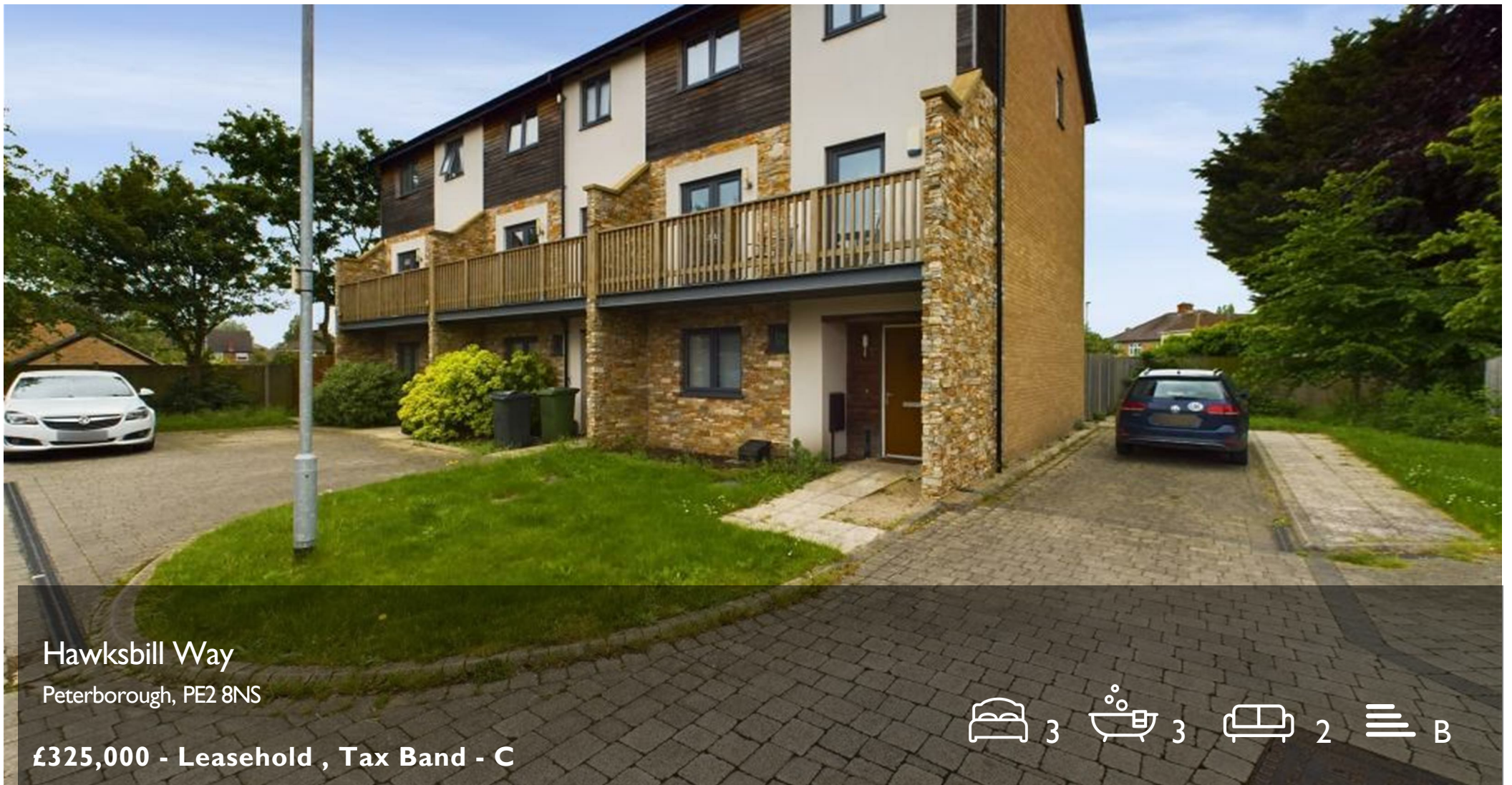


Area Map



Floor Plan

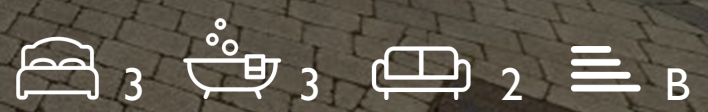
Viewing
 Please contact our City & County Estate Agents - Peterborough Office on 01733 563965 if you wish to arrange a viewing appointment for this property or require further information.



Hawksbill Way

Peterborough, PE2 8NS

£325,000 - Leasehold , Tax Band - C



Hawksbill Way

Peterborough, PE2 8NS

Located in the charming Hawksbill Way in Peterborough, this end of terrace townhouse is a true gem waiting to be discovered. Boasting two reception rooms, three bedrooms, and three bathrooms, this property offers ample space for comfortable living. Step inside to find an eco-friendly home designed to impress. The open plan lounge, kitchen, and dining space is perfect for entertaining guests or simply relaxing with your loved ones. Imagine sipping your morning coffee on the balcony, overlooking the front of the property and soaking in the peaceful surroundings. Each of the three bedrooms comes with its own en-suite, providing privacy and convenience for all residents. The private and enclosed rear garden is ideal for enjoying some outdoor time or hosting summer barbecues with friends and family. Outside to the front of the property there is a driveway to the side, providing off road parking two cars. Conveniently located within walking distance to Peterborough city centre, this townhouse offers the perfect blend of tranquillity and urban living. Don't miss out on the opportunity to make this charming property your new home.

Entrance Hall

13'3" x 6'10"

Bedroom Three

10'2" x 10'3"

En-Suite To Bedroom Three

5'2" x 5'10"

Utility Room

5'2" x 3'11"

Living Room

9'9" x 17'6"



First Floor Landing

15'10" x 6'10"

Lounge/Kitchen/Dining Area

26'2" x 10'4"

Balcony

3'10" x 19'3"

Second Floor Landing

11'9" x 7'5"

Master Bedroom

12'2" x 9'11"

En-Suite To Master Bedroom

6'5" x 7'5"

Bedroom Two

11'4" x 9'10"

En-Suite To Bedroom Two

7'1" x 7'5"

EPC - B

88/96

Tenure - Freehold

There is a community Green Space Charge payable, current figure is £25.53 per annum.

IMPORTANT LEGAL INFORMATION

AWAITING CONFIRMATION

DRAFT DETAILS AWAITING VENDOR APPROVAL

