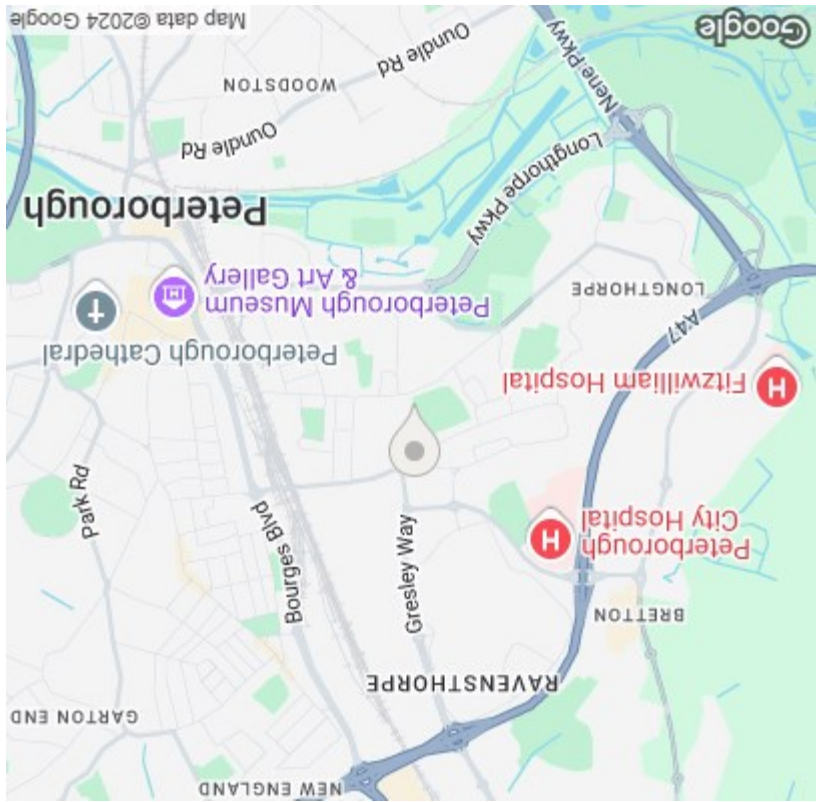


Disclaimers: Important Notice in accordance with the Property Misdescriptions Act (1991) we have prepared these Sales Particulars as a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey 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. 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
87	76
A	B
B	C
C	D
D	E
E	F
F	G
G	

Any energy efficient - lower running costs
 Any energy inefficient - higher running costs
 EU Directive 2002/91/EC
 England & Wales

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



Charlotte Way

Netherton, Peterborough, PE3 9ES

Guide Price £315,000 - Freehold , Tax Band - C

 3
  2
  2
  C

Charlotte Way

Netherton, Peterborough, PE3 9ES

GUIDE PRICE £315,000 - £335,000

Nestled in the sought-after area of Netherton, this immaculately presented detached family home on Charlotte Way is a true gem. Boasting three bedrooms with an en-suite to the master, family bathroom, two spacious reception rooms, a downstairs cloakroom, and single garage, this property offers comfort and style in abundance.

This charming house, offered for sale for the first time since its construction in 2012, is a rare find. The larger plot to the rear of the estate provides ample space for outdoor activities, with the added bonus of a south-facing garden that bathes the property in natural light throughout the day. Internally comprising of an entrance hallway, downstairs cloakroom, breakfast kitchen, lounge with feature fireplace, dining room, three bedrooms, en-suite shower room, and family bathroom. Convenience is key with this property, as it offers easy access to the City Centre and Hospital, making daily commutes a breeze. The inclusion of a single garage and off-street parking ensures that you'll never have to worry about finding a parking spot after a long day. If you're in search of a family home that combines modern living with a touch of elegance, look no further than this delightful detached house on Charlotte Way. Book a viewing today and step into your future home!

Entrance Hall

12'9" x 4'1"

WC

5'5" x 3'8"

Kitchen

9'3" x 9'6"

Lounge

15'7" x 10'2"

Diner

9'6" x 8'9"

Landing

9'4" x 3'3"

Master Bedroom

11'6" x 10'2"

En-Suite To Master Bedroom

2'9" x 7'7"

Bedroom Two

10'5" x 10'2"

Bedroom Three

9'5" x 8'3"

Bathroom

5'6" x 8'3"

Garage

17'9" x 8'11"

EPC - C

76/87

Tenure - Freehold

IMPORTANT LEGAL 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 - Excellent, Vodafone - Excellent

Parking: Garage, Driveway, Off Street, Private

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: Wide Doorways
 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.

