



Lyme Walk

Peterborough, PE3 9UB

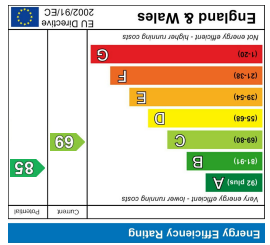
Guide Price £250,000 - Freehold , Tax Band - C



Floor Plan



Energy Efficiency Graph



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.

Disclaimer

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.

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This charming three-bedroom semi-detached home on Lyme Walk, nestled in a peaceful cul-de-sac in Netherton, Peterborough, offers the perfect blend of convenience and comfort. Ideal for first-time buyers or families, the property boasts easy access to local schools, Peterborough City Centre, and is just a short walk from Peterborough City Hospital. Its sought-after location combines tranquil living with excellent connectivity, making it an ideal choice for those seeking a well-connected, family-friendly home.

This charming three-bedroom semi-detached home at Lyme Walk, Netherton, Peterborough, offers a perfect blend of space and comfort for families or professionals alike. Upon entering, you are greeted by a welcoming entrance hall that leads to a generously sized lounge, a separate dining room that opens into a bright conservatory, and a well-equipped kitchen featuring ample base and eye-level units with space for appliances including a washing machine, free-standing cooker, and fridge/freezer. Upstairs, the property boasts two double bedrooms, one single bedroom, and a family bathroom fitted with a modern three-piece suite, including a WC, wash hand basin, and a cubicle shower. Outside, the rear of the property offers an enclosed garden, mostly laid to lawn, with convenient access to the single garage and driveway. The front garden, also laid to lawn, provides easy access to the public footpath. This well-maintained property combines functionality with a welcoming atmosphere, ideal for those seeking a comfortable and practical home.

Entrance Porch
5'10" x 4'3"

Living Room
10'11" x 14'11"

Kitchen
8'11" x 8'8"

Dining Room
10'4" x 8'10"

Conservatory
7'6" x 7'4"

Landing
9'3" x 3'9"

Master Bedroom
11'10" x 9'9"

Bedroom Two
9'4" x 11'1"

Bathroom
5'2" x 6'7"

Bedroom Three
6'3" x 8'0"

Garage
15'7" x 8'2"

EPC - C
69/85

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 - Excellent, Three - Great, Vodafone - Excellent

Parking: Garage, Driveway, Rear
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.

