

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/>

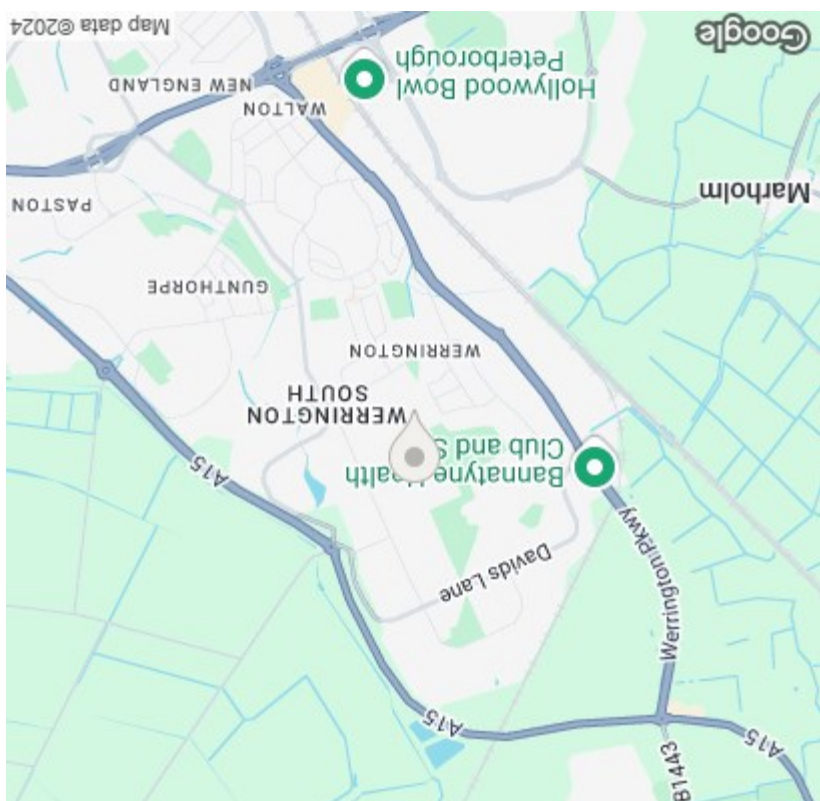
Disclaimers: Important Notice in accordance with the Property Misdescriptions Act (1991) we have prepared these Sales Particulars as a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey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

England & Wales	
Energy Rating	Energy Efficiency - lower rating costs
A	92-100
B	81-91
C	69-80
D	55-68
E	39-54
F	21-38
G	1-20

Energy Efficiency Graph

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



Area Map



Floor Plan



Ainsdale Drive
Peterborough, PE4 6RP

Offers In Excess Of £285,000 - Freehold , Tax Band - C



Ainsdale Drive

Peterborough, PE4 6RP

Nestled in the desirable Ainsdale Drive of Peterborough, this semi-detached house is a gem waiting to be discovered. Boasting two reception rooms, a modern breakfast kitchen, utility room, study, three bedrooms, and two bathrooms, this extended and improved family home is presented to the highest standard, offering a touch of elegance to its lucky new owners.

Situated in a highly sought-after area, this property is conveniently located within walking distance to local amenities, making daily errands a breeze. The versatile living space on the ground floor provides ample room for relaxation and entertainment, ensuring that every family member can find their own corner of comfort, which comprises of an entrance hallway, study, lounge diner, play room, a modern breakfast kitchen, utility room, and shower room. Furthermore, upstairs, there are three bedrooms and a three piece family bathroom. The modern breakfast kitchen is a highlight of this home, featuring bi-fold doors that open up to the rear, inviting natural light to flood the space and creating a seamless indoor-outdoor living experience. Imagine starting your day with a cup of tea in this bright and airy kitchen, overlooking the charming low maintenance garden. Additionally, the property offers a unique feature - a garden office building with power. Whether you work from home or simply need a quiet space to unleash your creativity, this office building provides the perfect sanctuary away from the main house. To the front of the property is ample off street parking, with the addition of a garage storage room.

Don't miss out on the opportunity to make this house your home. With its tasteful upgrades, convenient location, and special touches like the garden office, this property is sure to capture the hearts of those seeking a blend of comfort and style in Peterborough.

Entrance Hall
14'8" x 2'8"

Study
8'5" x 7'5"

Play Room
17'10" x 8'7"

Lounge/Diner
13'1" x 20'8"

Kitchen
10'11" x 14'6"

Utility Room
5'6" x 5'1"

Bathroom
4'11" x 5'1"

Landing
7'4" x 2'10"

Master Bedroom
12'7" x 10'8"

Bedroom Two
12'9" x 6'5"

Bathroom
6'8" x 5'6"

Bedroom Three
8'8" x 10'7"



Office
12'7" x 5'10"

Garage
6'5" x 7'10"

EPC - C
69/84

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 - Excellent, O2 - Great, Three - Great, Vodafone - Great

Parking: Driveway Private, Off Street Parking
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.

