

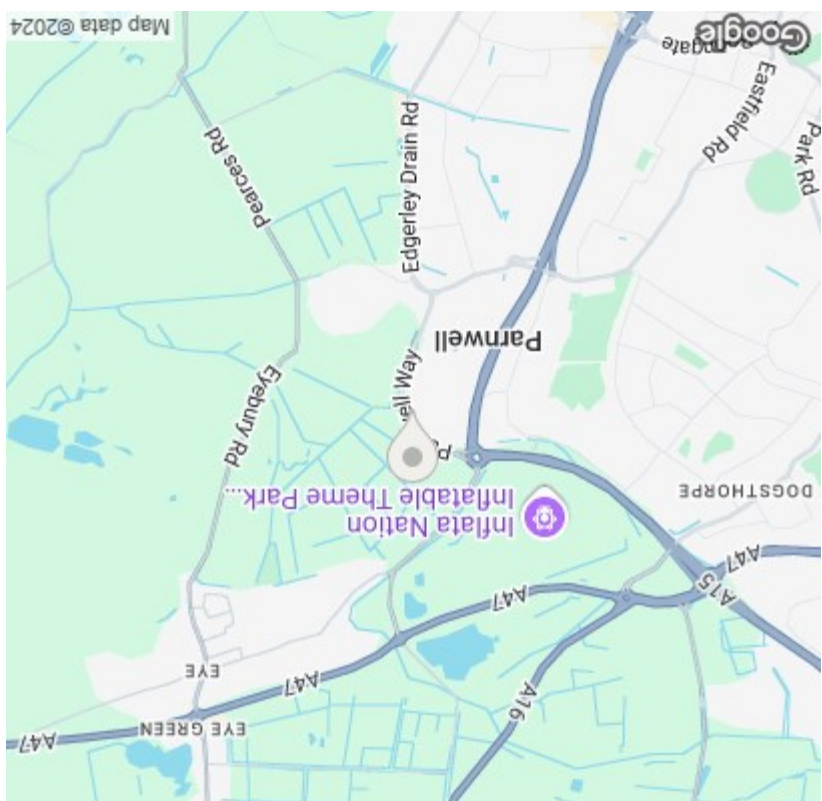
Disclaimers: Important Notice in accordance with the Property Misdescriptions Act (1991) we have prepared these Sales Particulars as a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey 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
85	85
A	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



St. Michaels Gate
 Peterborough, PE1 4YJ

Guide Price £148,000 - Freehold , Tax Band - A



St. Michaels Gate

Peterborough, PE1 4YJ

City and County are excited to launch this THREE BEDROOMED, SEMI-DETACHED property situated in a quiet Cul-de-Sac near CENTRAL PETERBOROUGH, OFFERED WITH NO FORWARD CHAIN! Offering easy access to local amenities, schooling, and transport links, this is an ideal investment opportunity, first time buy or perfect for a downsize.

Briefly comprising downstairs, an entrance porch, storage cupboard, living room with French doors into the garden, and the third downstairs bedroom. The kitchen/dining room is separate and is fitted with a range of matching base and eye level units, with built in oven/hob, and an extractor over, with space for a fridge/freezer. Upstairs, there are two good sized bedrooms with a separate family bathroom, fitted with a three-piece suite comprising a WC, a wash hand basin, and a bath with a shower over. Tiled flooring and tiled surround. The rear garden is enclosed, with a patio area and gated side access. Parking is communal.

Entrance Porch

3'6" x 5'6"

Storage Cupboard

2'3" x 2'11"

Entrance Hall

6'1" x 4'9"

Living Room

9'1" x 9'3"

Kitchen/Diner

7'4" x 17'8"

Bedroom Three

9'1" x 8'0"

Landing

6'1" x 3'6"

Master Bedroom

9'1" x 17'7"

Bathroom

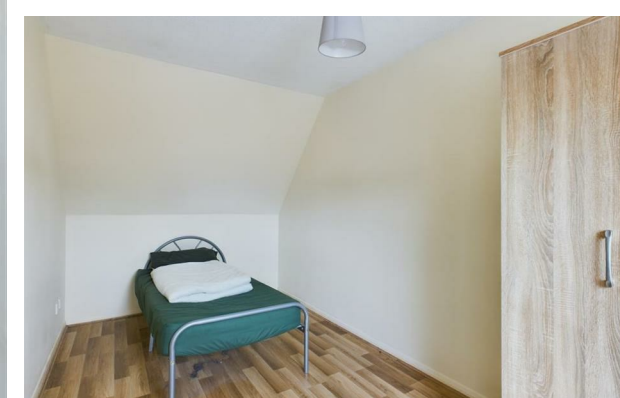
6'0" x 5'6"

Bedroom Two

7'4" x 17'7"

EPC - D

61/85



Tenure - Freehold

Freehold property however includes a yearly service charge, vendor advises the service charge for last year was £1149.32 but this will reduce. (Details Can Be Provided.)

IMPORTANT LEGAL INFORMATION

Material Information

Property construction: Standard form
Tenure: Freehold however includes a Service charge of: £1269 per annum (subject to change)
Community Green Space Charge: No
Electricity supply: Mains electricity
Solar Panels: No
Other electricity sources: No
Water supply: Mains Water Supply
Sewerage: Mains
Heating: Gas/Electric Combi Boiler
Heating features:
Broadband: up to 80Mbps
Mobile coverage: EE - Great, O2 - Great, Three - Great, Vodafone - Great

Parking: Allocated
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:
Coal mining area: No
Non-coal mining area: No
Energy Performance rating: D (potential rating is B)

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.

DRAFT DETAILS AWAITING VENDOR APPROVAL

