



Allextion Gardens
Peterborough, PE1 4UW

Guide Price £170,000 - Freehold , Tax Band - A



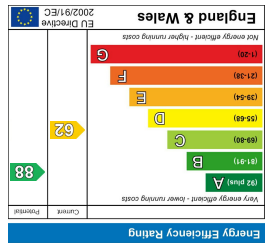
Floor Plan



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.

Energy Efficiency Graph



Area Map

Disclaimer
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.

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Nestled in a peaceful cul-de-sac, Allextion Gardens offers the perfect blend of comfort and convenience. This charming three-bedroom terraced home is just an eleven-minute drive from Peterborough City Centre, with effortless access to Frank Perkins Parkway, local schools, amenities, and transport links. Ideal for families or investors, this property promises a serene lifestyle in a well-connected location. Don't miss the chance to make it yours!

Located in a sought-after area of Peterborough, this well-presented three-bedroom terraced home offers a blend of comfort and practicality, making it ideal for families or first-time buyers. The ground floor comprises an inviting entrance hall, a convenient downstairs cloakroom, a spacious lounge for relaxation, and a kitchen/diner fitted with a coordinated range of base and eye-level units. The kitchen provides ample space for essential appliances, including a washing machine, fridge/freezer, dishwasher, and freestanding cooker, perfect for modern living.

Upstairs, the property boasts three well-proportioned bedrooms—two doubles and one single—along with a family bathroom featuring a stylish three-piece suite, including a V/C, wash hand basin, and a bath with a shower overhead. Externally, the rear garden is enclosed for privacy and designed for low maintenance, with a double gate leading to a parking area. The front garden, enclosed and primarily laid to lawn, enhances the property's curb appeal. Allextion Gardens offers a versatile and comfortable living space, complemented by thoughtful design and practicality both inside and out. It's an opportunity not to be missed.

- Entrance Hall**
23'4" x 5'9"
- WC**
5'4" x 2'7"
- Living Room/Kitchen**
23'3" x 13'6"
- Landing**
8'6" x 6'0"
- Master Bedroom**
11'4" x 10'2"
- Bedroom Two**
11'6" x 10'7"
- Bathroom**
5'5" x 6'6"
- Bedroom Three**
8'8" x 8'9"
- EPC - D**
62/88
- Tenure - Freehold**



IMPORTANT LEGAL INFORMATION

- Construction: Standard
- Accessibility / Adaptations: None
- Building safety: No
- Known planning considerations: None
- Flooded in the last 5 years: No
- Sources of flooding: n/a
- Flood defences: No
- Coastal erosion: No
- On a coalfield: No
- Impacted by the effect of other mining activity: No
- Conservation area: No
- Lease restrictions: No
- Listed building: No
- Permitted development: No
- Holiday home rental: No
- Restrictive covenant: No
- Business from property: No
- Property subletting: No
- Tree preservation order: No
- Other: No
- Right of way public: Not Known
- Right of way private: No
- Registered easements No
- Shared driveway: No
- Third party loft access: No
- Third party drain access: No
- Other: No
- Parking: Off Street Parking, Rear of Property
- Solar Panels: No
- Water: Mains
- Electricity: Mains Supply
- Sewerage: Mains
- Heating: Biomass Boiler
- Internet connection: Fixed Wireless
- Internet Speed: up to 1000Mbps
- Mobile Coverage: EE - Great, O2 - Great, Three - Great, Vodafone - Great

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.

DRAFT DETAILS AWAITING VENDOR APPROVAL

