

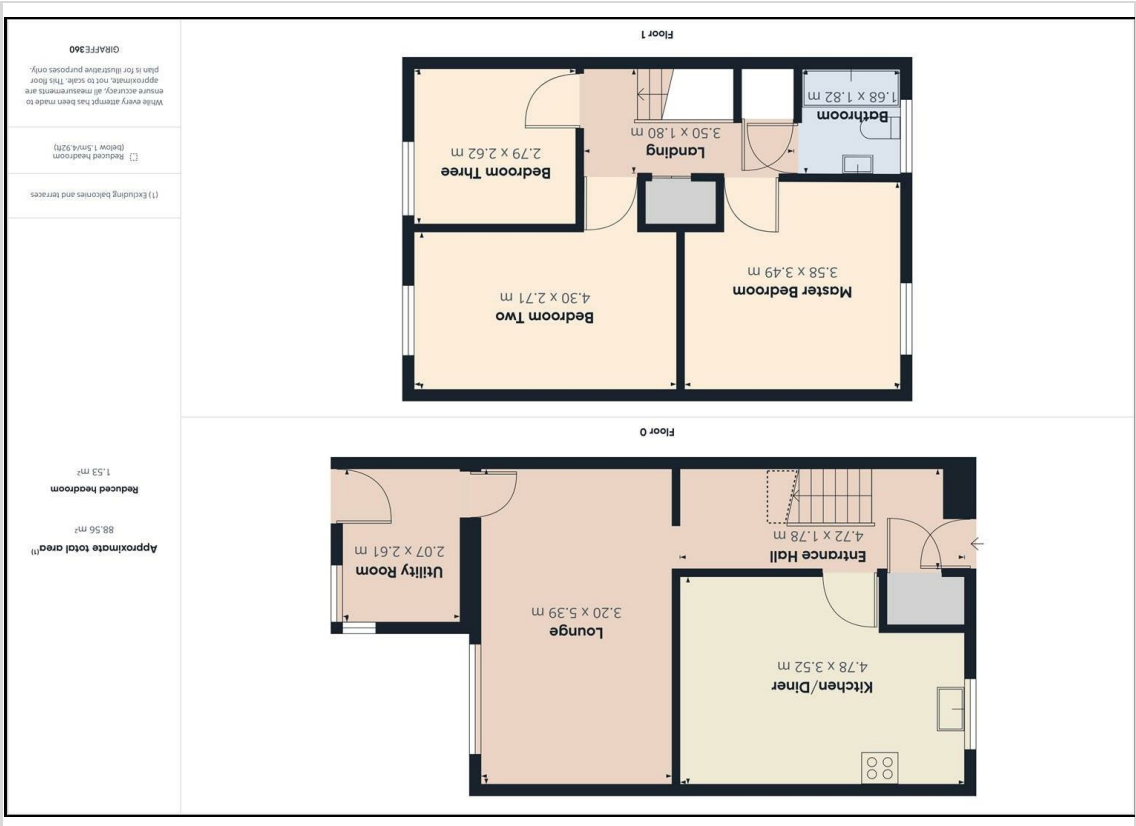


The Dell
Peterborough, PE2 9QE

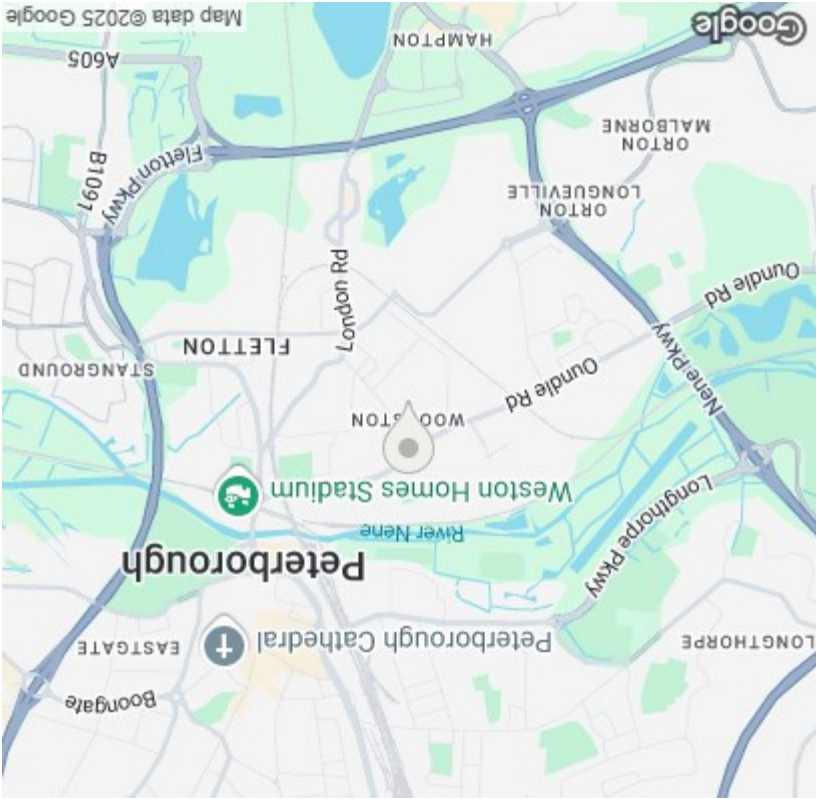
Guide Price £200,000 - Freehold , Tax Band - A



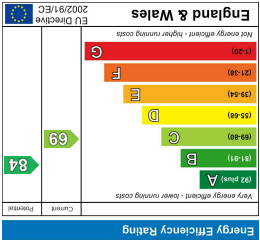
Floor Plan



Area Map



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

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.

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/>

The Dell

Peterborough, PE2 9QE

GUIDE PRICE £200,000 - £220,000
City and County are pleased to market this deceptively spacious, three-bedroom end of terrace property, located on a quiet Cul-de-Sac in Woodston, Peterborough. Offering easy access to local amenities, schooling, transport links, and within walking distance to Peterborough city centre.

Briefly comprising, an entrance hall, a downstairs cloakroom, a stunning kitchen/diner fitted with a matching range of base and eye level units, with space for a washing machine, a fridge/freezer and a cooker. Good sized lounge with access to the rear porch and garden. Upstairs benefits from three bedrooms, two doubles, and one single. The family bathroom is fitted with a modern three-piece suite comprising, a W.C, a wash hand basin and a bath with a shower over. Outside to the rear of the property there is low maintenance garden which is mainly patioed, and a concrete driveway. To the front of the property there is a small garden which is mainly laid to lawn, and access to the public footpath. Please call today for a viewing before you miss out!

Entrance Hall
4.72 x 1.78 (15'5" x 5'10")

Kitchen/Diner
4.78 x 3.52 (15'8" x 11'6")

Lounge
3.20 x 5.39 (10'5" x 17'8")

Utility Room
2.07 x 2.61 (6'9" x 8'6")

Landing
3.50 x 1.80 (11'5" x 5'10")

Bathroom
1.68 x 1.82 (5'6" x 5'11")

Master Bedroom
3.58 x 3.49 (11'8" x 11'5")

Bedroom Two
4.30 x 2.71 (14'1" x 8'10")

Bedroom Three
2.79 x 2.62 (9'1" x 8'7")

EPC - C
69/84

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: No
Right of way private: No
Registered easements No
Shared driveway: No
Third party loft access: No
Third party drain access: No
Other: No
Parking: Street Parking Permit Not Required
Solar Panels: No
Water: Mains
Electricity: Mains Supply
Sewerage: Mains
Heating: Gas Mains
Internet connection: Fttp
Internet Speed: up to 1000Mbps
Mobile Coverage: EE - Excellent, 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

