



Wootton Avenue  
Peterborough, PE2 9EQ

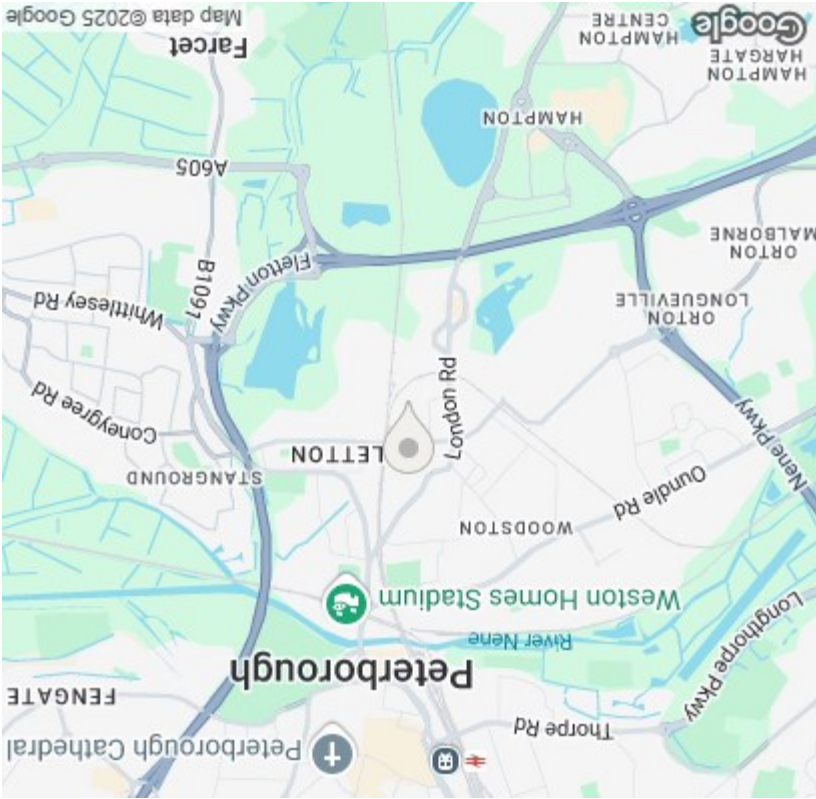
Offers In Excess Of £190,000 - Freehold , Tax Band - A



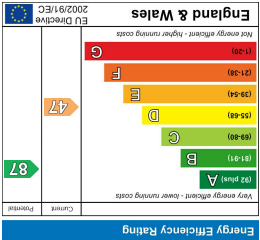
Floor Plan



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/>



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City and County are pleased to market this spacious, three bedroomed end terrace property, located in a quiet Cul-de-Sac within a short commute to Peterborough City Centre. Offering NO FORWARD CHAIN, local transport links and local amenities, this property is the ideal purchase for a first-time buyer or investor.

Briefly comprising, entrance hall, two-piece cloakroom, utility room with rear access, and a large living room. There is an open plan kitchen diner that is fitted with a matching range of base and eye level units, with space for a washing machine, dishwasher, and a fridge/freezer. Integrated oven with a four-ring gas hob with an extractor over. Upstairs benefits from three bedrooms, two of which are doubles, and one generous single bedroom. The family bathroom is fitted with a three-piece suite comprising a W/C, a wash hand basin, and a shower cubicle. To the rear, there is a large, enclosed garden which is mainly laid to lawn, and offers a shared access to the neighbours. To the front, there is a garden which is gravelled and has a large driveway for at least three vehicles and a detached single garage. Please call today to arrange your viewing Virtual tour available.

**Kitchen/Diner**  
3.95 x 4.27 (12'11" x 14'0")

**Living Room**  
3.16 x 4.22 (10'4" x 13'10")

**Utility Room**  
1.98 x 1.36 (6'5" x 4'5")

**WC**  
0.80 x 1.40 (2'7" x 4'7")

**Landing**  
1.00 x 2.76 (3'3" x 9'0")

**Master Bedroom**  
3.20 x 4.26 (10'5" x 13'11")

**Bathroom**  
1.81 x 1.44 (5'11" x 4'8")

**Bedroom Two**  
3.00 x 2.42 (9'10" x 7'11")

**Bedroom Three**  
2.39 x 1.85 (7'10" x 6'0")

**Garage**  
5.08 x 2.54 (16'7" x 8'3")

**EPC - E**  
47/87

**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: Driveway Private, Single Garage  
Solar Panels: No  
Water: Mains  
Electricity: Mains Supply  
Sewerage: Mains  
Heating: Gas Mains  
Internet connection: Cable  
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.

