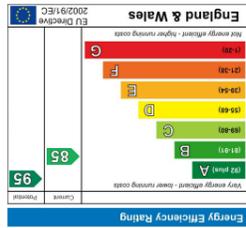
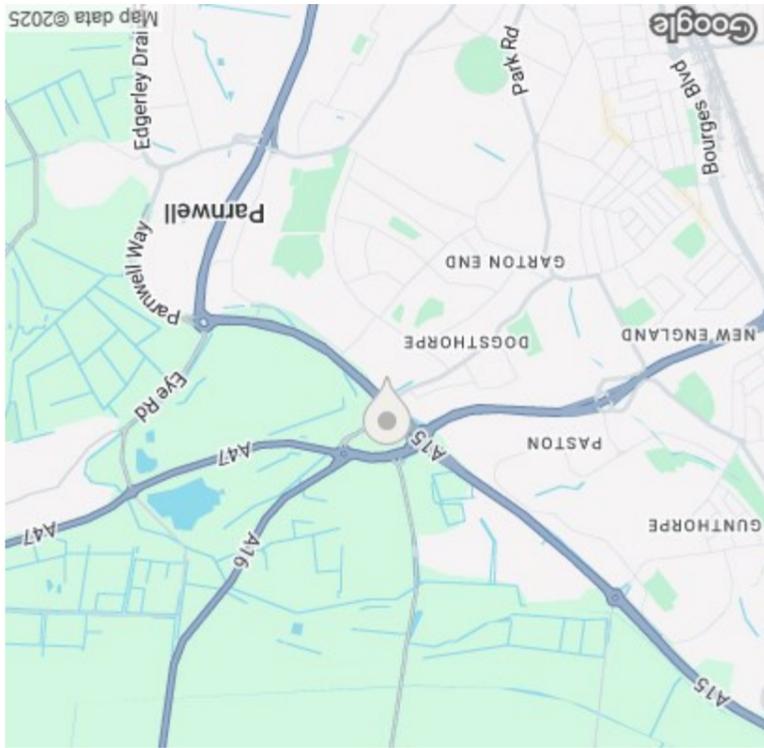


Disclaimer Important Notice in accordance with the Property Misdescriptions Act (1991) we have prepared these Sales Particulars as a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey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



Energy Efficiency Graph



Area Map



Floor Plan

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



Spruce Grove  
Peterborough, PE1 4FX

Guide Price £280,000 - Freehold , Tax Band - C



# Spruce Grove

Peterborough, PE1 4FX

\*\*GUIDE PRICE £280,000 - £300,000\*\*

This stunning four-bedroom, semi-detached townhouse in Spruce Grove, Peterborough, offers a perfect blend of comfort and convenience. Located in a desirable new-build estate, it's just a short distance from Peterborough City Centre, providing easy access to local schools, amenities, and transport links. With spacious living areas throughout, this home is an ideal choice for growing families looking for modern living in a prime location.

This well-presented four-bedroom, semi-detached townhouse in Spruce Grove, Peterborough, offers a spacious and modern living environment. The ground floor comprises an entrance hall, a generously-sized lounge, a convenient downstairs cloakroom, and a contemporary kitchen/diner with integrated appliances, including a dishwasher, a fridge/freezer, and an oven with a four-ring gas hob. French doors open to the enclosed rear garden, which is mainly laid to lawn. On the first floor, you'll find three bedrooms—two doubles and one single—along with a family bathroom featuring a three-piece suite, including a bath with a shower over. The top floor boasts a large landing area, ideal for use as a study or dressing area, and a sizable master bedroom with an en-suite shower room. Externally, the property offers a front garden, a carport/driveway with space for two cars, and pleasant views of the local park. This home is perfect for families looking for a blend of modern living and practicality.

**Entrance Hall**  
8'7" x 4'7"

**Lounge**  
13'6" x 11'6"

**Kitchen Diner**  
9'5" x 15'1"

**WC**  
5'1" x 6'5"

**First Floor Landing**  
13'10" x 6'11"

**Bedroom Two**  
9'6" x 15'0"

**Bathroom**  
7'4" x 7'10"

**Bedroom Three**  
11'6" x 8'5"

**Bedroom Four**  
7'8" x 6'5"

**Second Floor Landing**  
6'4" x 6'11"

**Master Bedroom**  
13'4" x 11'5"

**En-Suite To Master Bedroom**  
6'6" x 7'10"

**EPC - B**  
85/95

**Tenure - Freehold**  
There is a community Green Space Charge payable, current figure is £140 per annum.

**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: Garage Carport, Driveway Private, Street Parking - Permit NOT Required  
Solar Panels: No  
Water: Mains  
Electricity: Mains Supply  
Sewerage: Mains  
Heating: Electric Mains  
Internet connection: TBC  
Internet Speed: up to 1800Mbps  
Mobile Coverage: EE - Excellent, O2 - Excellent, Three - Excellent, Vodafone - Excellent

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.

