



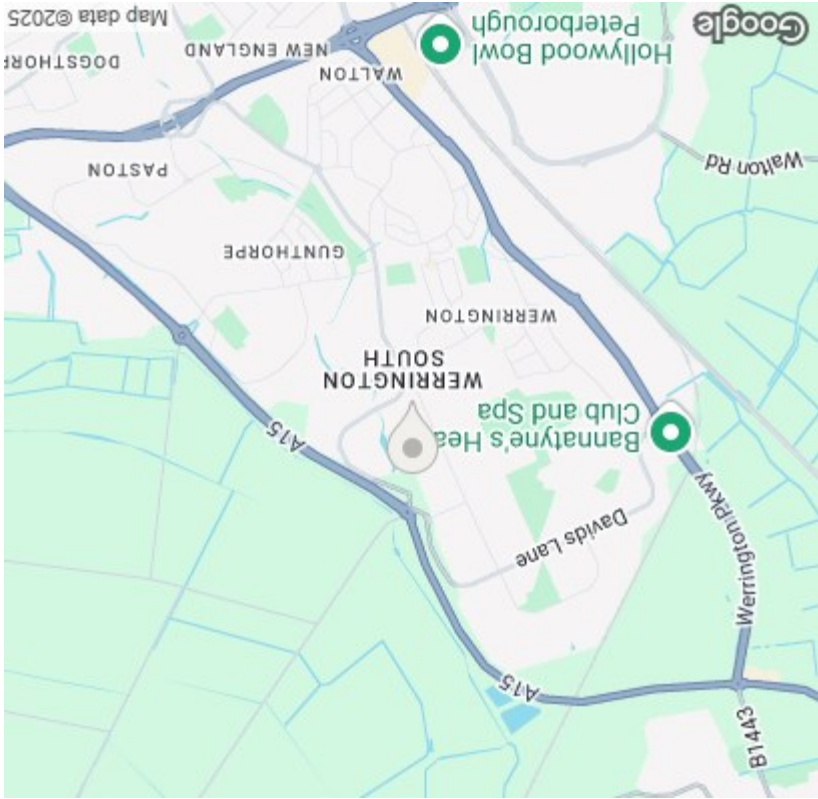
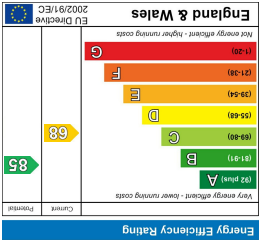
Floor Plan



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 guarantees. 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/>

Welbourne

Peterborough, PE4 6NH

This charming end-of-terrace property, nestled in a quiet cul-de-sac location, offers a fantastic opportunity for families, first-time buyers, or savvy investors. With no forward chain, you can move in with ease and enjoy the benefits of a private, enclosed rear garden, perfect for outdoor relaxation or entertaining. A delightful summer house further enhances the space, providing a versatile area for hobbies or additional storage. Convenience is key with easy access to the A15, ensuring seamless travel connections. The property also benefits from communal parking, making it hassle-free for both residents and visitors. With its ideal location, functional layout, and attractive features, this home is one not to be missed!

Welcome to Welbourne, Peterborough – a spacious and well-presented four-bedroom end-of-terrace property, located in a peaceful cul-de-sac within the sought-after area of Werrington. This home offers ample living space and is perfect for families or those looking to invest in a growing area. The ground floor features a welcoming entrance hall, a convenient downstairs cloakroom, and a generously sized kitchen diner fitted with a matching range of base and eye-level units, as well as space for essential appliances such as a washing machine and a fridge/freezer. The dual-aspect lounge offers plenty of natural light and a comfortable space to relax. Upstairs, you'll find four well-proportioned bedrooms – two doubles and two singles – ideal for family living or use as a home office or study. The family bathroom is fitted with a modern three-piece wet room, offering both style and practicality. To the rear, the large, low-maintenance garden is split over two levels and comes complete with a summer house, providing an excellent space for outdoor entertainment or relaxation. The property also benefits from access to communal parking at the front, ensuring ease of parking for residents and visitors alike. With its versatile layout and ideal location, this property is a must-see for those seeking a comfortable family home or investment opportunity in Peterborough.

- Entrance Hall
6'2" x 12'5"
- Lounge
17'9" x 10'11"
- Kitchen Diner
11'3" x 18'6"
- Storage Cupboard
2'9" x 5'9"
- WC
3'4" x 5'9"
- Landing
6'2" x 15'4"
- Master Bedroom
11'3" x 9'10"
- Bedroom Two
14'10" x 7'8"
- Bathroom
6'4" x 6'4"
- Bedroom Three
11'4" x 5'8"
- Bedroom Four
11'4" x 5'10"
- EPC - D
68/85



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: Communal Car Park No Allocated Space
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

