



Catherine Close  
Peterborough, PE2 7FD

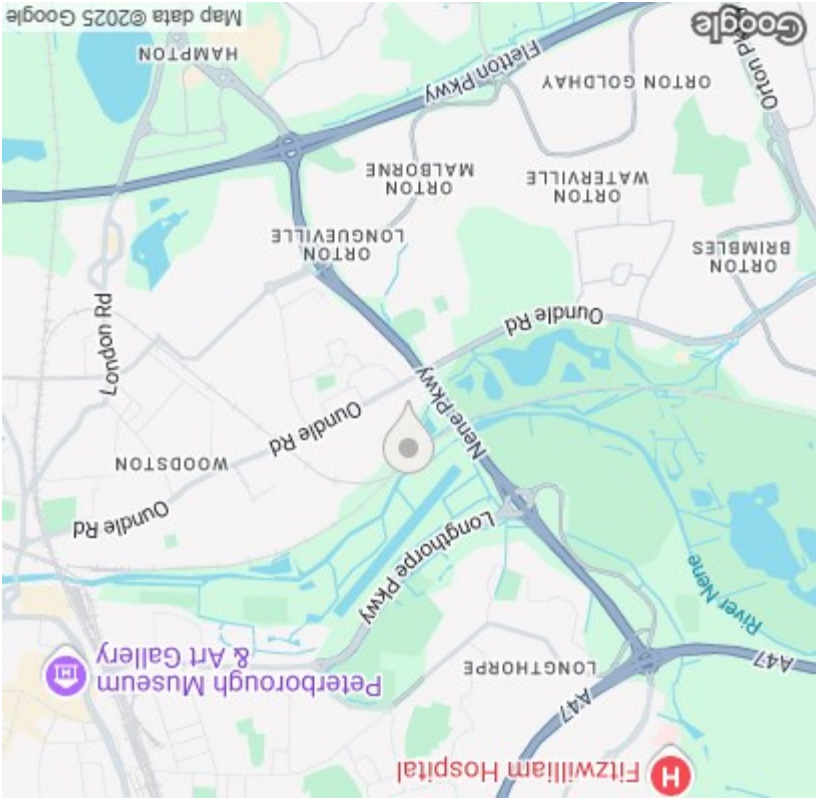
Guide Price £360,000 - Freehold , Tax Band - D

4 1 2 C

Floor Plan



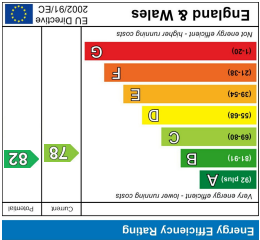
Area Map



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



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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\*\*\*GUIDE PRICE £360,000 - £380,000\*\*\*  
Charming Detached Home in Catherine Close, Peterborough – No Forward Chain! Nestled in a highly desirable cul-de-sac, this stunning detached home offers the perfect setting for family living. Featuring a spacious single-storey extension, this property provides ample space and flexibility for a growing family. The integral garage adds convenience, while the location offers easy access to Nene Parkway, ensuring smooth travel around the area. With local schooling options nearby, this home is ideally positioned for family life, making it an ideal choice for those seeking both comfort and practicality. A fantastic opportunity with no forward chain!

This well-appointed four-bedroom detached property in the sought-after Catherine Close offers spacious living for the modern family. The ground floor features a welcoming entrance hall, a convenient downstairs cloakroom, and a separate dining room that opens into a bright and airy single-storey extension with sliding doors leading to the garden. The kitchen is fitted with a matching range of base and eye-level units, with space for a dishwasher, and fridge/freezer, along with a freestanding cooker and extractor. An integral door provides access to the garage, there is plumbing within the garage where the washing machine has previously been installed. Upstairs, the home offers four generously sized bedrooms, including three doubles and one single, perfect for family use. The family bathroom is equipped with a three-piece suite, including a VVC, a wash hand basin, and a bath with a shower over. Externally, the property boasts a well-maintained rear garden, mainly laid to lawn and offering a private outdoor space. To the front, a block-paved driveway provides ample parking for at least three vehicles. This home presents a fantastic opportunity for family living in a desirable location.

Entrance Hall  
18'0" x 10'9"

WC  
5'9" x 2'9"

Living Room  
16'4" x 10'9"

Kitchen  
9'1" x 14'7"

Dining Room  
10'3" x 10'8"

Garden Room  
9'8" x 11'7"

Landing  
2'11" x 8'2"

Master Bedroom  
11'4" x 14'0"

Bedroom Two  
12'4" x 8'2"

Bathroom  
6'3" x 8'2"

Bedroom Three  
10'7" x 7'10"

Bedroom Four  
7'4" x 9'2"



Garage  
17'0" x 7'8"

EPC - C  
78/82

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: Yes  
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: Integral Garage, Driveway Private  
Solar Panels: Yes - Owned Outright  
Water: Mains  
Electricity: Mains Supply  
Sewerage: Mains  
Heating: Gas Mains  
Internet connection: TBC  
Internet Speed: up to 1800Mbps  
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.

