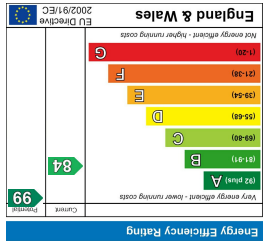
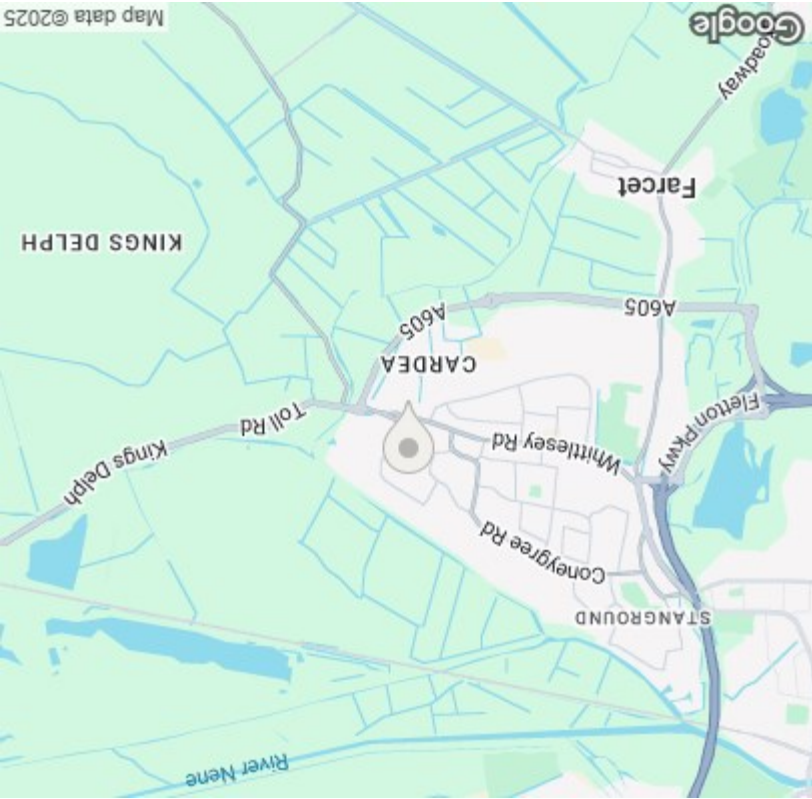


Disclaimer Important Notice in accordance with the Property Misdescriptions Act (1991) we have prepared these Sales Particulars as a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey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

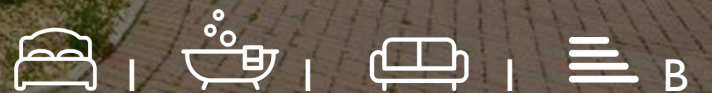
Viewing



Hector Drive

Peterborough, PE2 8XZ

Offers In Excess Of £160,000 - Freehold , Tax Band - A



Hector Drive

Peterborough, PE2 8XZ

Welcome to Hector Drive, Stanground South, Peterborough - a charming end-terraced house that could be your ideal first-time home or a savvy buy-to-let investment purchase. This modern property boasts a sleek open plan layout, combining the lounge, kitchen, and dining space seamlessly.

With one reception room, one bedroom, a downstairs cloakroom, and a well-appointed en suite bathroom, this house offers a cosy and convenient living space. The modern condition throughout ensures that you can move in hassle-free and start enjoying your new home right away. Convenience is key with allocated parking to the rear of the property, making coming home a breeze. Situated within walking distance to local amenities, you'll have everything you need right at your doorstep. Don't miss out on the opportunity to make this lovely house your own - book a viewing today and envision the life you could create in this wonderful property on Hector Drive.

Kitchen/Lounge Diner

3.85 x 4.66 (12'7" x 15'3")

Storage Cupboard

1.05 x 1.52 (3'5" x 4'11")

WC

0.91 x 1.62 (2'11" x 5'3")

Landing

0.90 x 0.93 (2'11" x 3'0")

Master Bedroom

2.98 x 4.65 (9'9" x 15'3")

Bathroom

1.90 x 1.64 (6'2" x 5'4")

EPC - B

84/99

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 NOT allowed: 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 Allocated
Space, Off Street Parking
Solar Panels: No
Water: Mains
Electricity: Mains Supply
Sewerage: Mains
Heating: Gas Mains
Internet connection: Fttp
Internet Speed: up to 1800Mbps
Mobile Coverage: EE - Great, O2 - Great, Three - Great, 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.

DRAFT DETAILS AWAITING VENDOR APPROVAL

