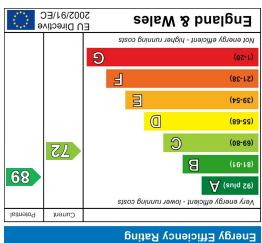


PLEASE NOTE: IF THE PROPERTY IS BEING PURCHASED AS BUY TO LET, YOU SHOULD CONSIDER WHETHER SELECTIVE LICENSING IS APPLICABLE. YOU MAY FIND THE FOLLOWING LINK USEFUL- <https://www.petersonborough.gov.uk/residents/housing/selective-licensing/selective-licensing-areas>

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



## Energy Efficiency Graph



## Area Map



## Floor Plan





Wasdale Gardens

Peterborough, PE4 7ZT

Nestled in the charming cul-de-sac of Wasdale Gardens, Gunthorpe, Peterborough, this delightful mid-terraced house presents an excellent opportunity for first-time buyers or savvy investors. With a modern finish throughout, the property boasts a welcoming atmosphere that is both stylish and functional.

The house features an entrance hallway, a well-proportioned reception room, which is perfect for relaxing or entertaining guests, and a modern refitted kitchen. The two bedrooms offer comfortable living spaces, ideal for a small family or as guest rooms. The stylish bathroom is thoughtfully designed, ensuring convenience and comfort for everyday use. To the rear of the property is a fully enclosed garden, mainly laid to lawn with the addition of a patio area and timber shed. One of the standout features of this property is the off-street parking, a valuable asset in today's busy world. This ensures that you have a secure and accessible place for your vehicle, adding to the overall appeal of the home.

The sought-after location of Wasdale Gardens enhances the desirability of this property, providing a peaceful environment while still being conveniently close to local amenities and transport links. This home is not just a place to live; it is a wonderful opportunity to create lasting memories in a vibrant community. In summary, this mid-terraced house in Peterborough is a perfect blend of modern living and practical features, making it an ideal choice for those looking to step onto the property ladder or expand their investment portfolio. Do not miss the chance to view this charming home.

Entrance Hall  
2'10" x 3'0"

Lounge Diner  
14'6" x 10'6"

Kitchen  
8'2" x 13'4"

Landing  
5'3" x 5'11"

Master Bedroom  
10'11" x 13'5"

Bathroom  
7'0" x 6'0"

Bedroom Two  
11'10" x 7'4"

EPC - C  
72/89

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 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.

DRAFT DETAILS AWAITING VENDOR APPROVAL