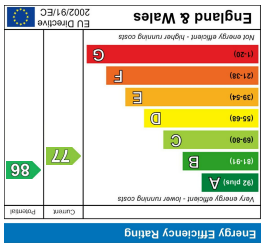


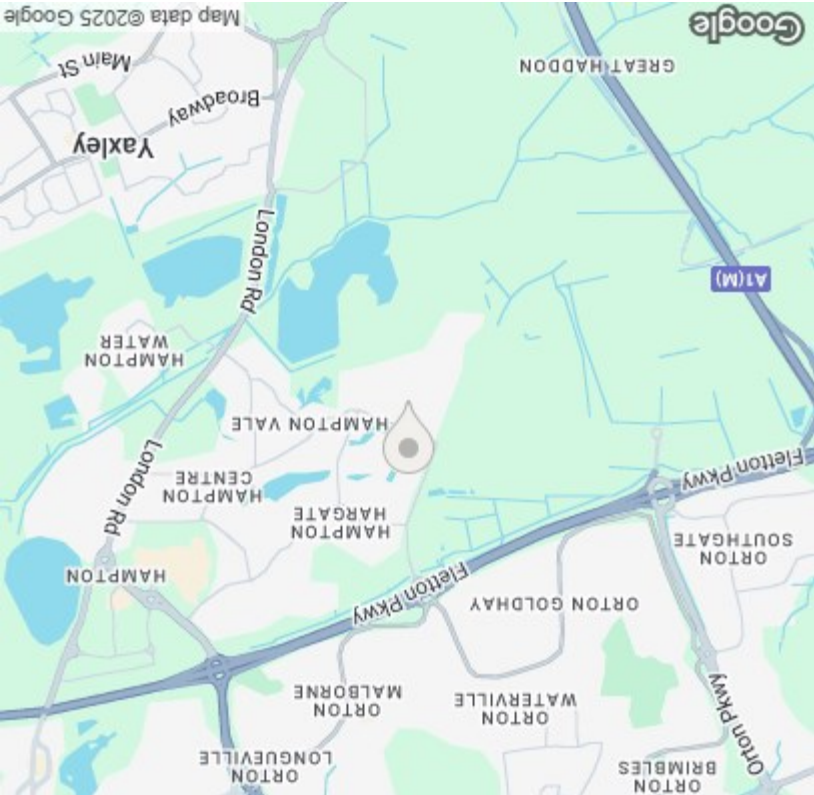
PLEASE NOTE, IF THE PROPERTY IS BEING PURCHASED AS BUY TO LET, YOU SHOULD CONSIDER WHETHER SELECTIVE LICENSING IS APPLICABLE. YOU MAY FIND THE FOLLOWING LINK USEFUL- <https://www.peterborough.gov.uk/residents/housing/selective-licensing/selective-licensing-areas>

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



Molyneux Square

Hampton Vale, Peterborough, PE7 8WA

A modern and spacious four-bedroomed townhouse, offered with no forward chain and set across three well-designed floors. This ideal family home benefits from an open plan kitchen/dining/living area, an en-suite to the master bedroom, cloakroom and family bathroom facilities, and a versatile fourth bedroom on the ground floor. There is an enclosed rear garden, integral garage, and off-road parking. Situated within proximity to local amenities and transport links, this property also includes a virtual tour for convenient viewing.

Set across three floors, this generously proportioned townhouse offers flexible and practical accommodation for modern family living. The ground floor welcomes you with a spacious entrance hall, a versatile fourth bedroom that could double as a home office or guest room, and a useful cloakroom/utility room. The integral garage is also accessed from this level. On the first floor, the heart of the home is the open plan kitchen, dining, and living area. The kitchen features a lengthy layout with ample countertop and cupboard space, while the dining area flows naturally into the living room, perfect for everyday living or entertaining. Twin French doors at either end of the living and bedroom spaces enhance the feeling of light and openness. The top floor houses three bedrooms, including a master bedroom with its own en-suite shower room. A further two bedrooms are served by a modern family bathroom, all accessed via a central landing with useful storage. Externally, the property boasts an enclosed rear garden and off-road parking to the front, with an integral garage for added convenience. Positioned in a sought-after residential location, Molyneux Square offers easy access to local amenities and transport connections.

- Virtual tour available.
- Entrance Hall**
1.83 x 6.46 (6'0" x 21'2")
- Cloakroom/Utility Room**
1.42 x 2.44 (4'7" x 8'0")
- Bedroom Four**
3.03 x 3.67 (9'11" x 12'0")
- First Floor Landing**
1.10 x 3.16 (3'7" x 10'4")
- Living Room**
4.57 x 3.19 (14'11" x 10'5")
- Kitchen**
2.49 x 5.62 (8'2" x 18'5")
- Dining/Living Area**
2.10 x 2.31 (6'10" x 7'6")
- Second Floor Landing**
1.12 x 3.40 (3'8" x 11'1")
- Master Bedroom**
3.93 x 2.77 (12'10" x 9'1")
- En-Suite To Master Bedroom**
2.51 x 1.06 (8'2" x 3'5")
- Bedroom Two**
2.50 x 3.23 (8'2" x 10'7")
- Bathroom**
2.17 x 1.70 (7'1" x 5'6")
- Bedroom Three**
1.99 x 2.15 (6'6" x 7'0")



- Garage**
2.54 x 5.19 (8'3" x 17'0")
- EPC - C**
77/86
- 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: Single Garage, Driveway Private
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

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