

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 shown 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 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. Lessee 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.peteforrough.gov.uk/residents/housing/selective-licensing/selective-licensing-areas>

Monarch Avenue

Peterborough, PE2 8SU

Monarch Avenue in Peterborough offers an excellent opportunity for first-time buyers, presenting a modern end-of-terrace home available at a 35% shared ownership share. Tucked away in a quiet cul-de-sac, the property enjoys a peaceful setting while still being within easy reach of Peterborough City Centre. Inside, the home is well-maintained throughout and features a convenient downstairs cloakroom, ensuring practical everyday living. Outside, a private and enclosed rear garden provides a welcoming space to relax or entertain, complemented by two allocated parking spaces for added convenience. This attractive blend of location, condition and affordability makes the property a standout option for those taking their first step onto the housing ladder.

This inviting home on Monarch Avenue, Peterborough, offers a modern and thoughtfully designed layout that perfectly suits first-time buyers or anyone seeking a comfortable, low-maintenance property. The ground floor centres around a bright lounge positioned at the front of the home, creating a warm and welcoming first impression. From here, the layout flows into a contemporary kitchen-diner at the rear, featuring French doors that open directly onto the private back garden, allowing the space to feel wonderfully open and connected to the outdoors. A separate utility room adds valuable practicality, while a downstairs cloakroom enhances everyday convenience. Upstairs, the property provides two well-proportioned bedrooms arranged off a central landing, offering an ideal setup for a couple, small family or home-office needs. The main bathroom is stylishly presented and easily accessible to both bedrooms. Throughout the home, the layout feels balanced, functional and modern, making the most of every inch of space. Combined with its peaceful cul-de-sac position, excellent condition and proximity to Peterborough City Centre, this property presents a superb opportunity to enjoy comfortable living in a well-connected location.

Lounge
4.12 x 3.72 (13'6" x 12'2")

Utility Room
1.22 x 2.10 (4'0" x 6'10")

WC
1.22 x 1.59 (4'0" x 5'2")

Kitchen Diner
2.48 x 3.73 (8'1" x 12'2")

Landing
1.26 x 1.91 (4'1" x 6'3")

Master Bedroom
2.76 x 3.71 (6'6" x 12'2")

Bathroom
2.06 x 1.73 (6'9" x 5'8")

Bedroom Two
2.99 x 2.69 (9'9" x 8'9")

EPC - B
87/87

Tenure - Freehold
At the time of marketing the vendor has informed us of the current rent. Exact figures will be confirmed by your solicitor upon receipt of the management pack, when a sale has been agreed.
Rent £4464 per annum (£372 per calendar month)



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: Driveway Private
Solar Panels: Yes - Leased
Water: Mains
Electricity: Mains Supply
Sewerage: Mains
Heating: Gas Mains
Internet connection: Fttp
Internet Speed: TBC
Mobile Coverage: TBC

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

DISCLAIMER

Please note: All prospective purchasers must meet shared-ownership eligibility criteria and will be required to complete a financial/suitability assessment with the housing association/management company.

