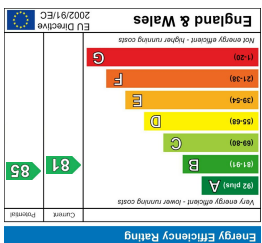


Disclaimer Important Notice: In accordance with the Property Information Act (1991) we have prepared these Sales Particulars as a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, purchases 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/>

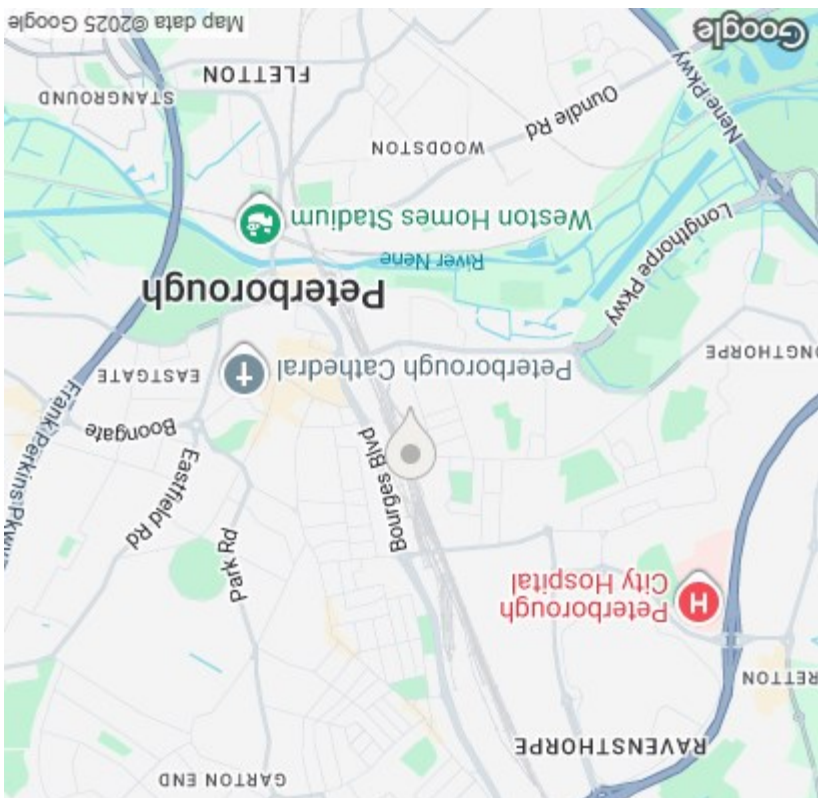
appointment for this property or require further information.

Please contact our City & County Estate Agents - Peterborough

## Viewing



## Energy Efficiency Graph



## Area Map



## Floor Plan





Rathbone Crescent

Peterborough, PE3 6DE

A well presented three bedroom semi detached family home offered with no forward chain and perfectly positioned within walking distance of Peterborough City Centre and the train station. The property boasts a generous living room, modern kitchen dining space, downstairs cloakroom, tandem parking for three vehicles and a private enclosed rear garden. An excellent opportunity for first time buyers, commuters or investors looking for a well located home with strong appeal.

Located on the ever popular Rathbone Crescent, this attractive three bedroom semi detached home offers an ideal blend of space, convenience and practicality, making it a fantastic first time purchase or investment opportunity. The ground floor welcomes you into a bright and spacious living room, ideal for relaxing or entertaining, with plenty of room for comfortable seating and furniture. To the rear, the kitchen dining room provides a sociable space perfect for everyday family life, with ample worktop and storage space and room for a dining table. A downstairs cloakroom adds further convenience. Upstairs, the property continues to impress with three well proportioned bedrooms, including a generous master bedroom, a second double bedroom and a versatile third bedroom ideal for a home office, nursery or guest room. A family bathroom completes the first floor.

Outside, the home benefits from tandem off-road parking for up to three vehicles, a front garden and a private enclosed rear garden, offering a great outdoor space for entertaining, children or simply unwinding.

The location is a real highlight, with Peterborough City Centre and the train station both within easy walking distance, making this an ideal choice for commuters and those wanting easy access to shops, restaurants and amenities. Offered with no forward chain, this is a property that is ready to move into and enjoy, early viewing is highly recommended.

Living Room  
4.39 x 4.97 (14'4" x 16'3")

Kitchen Diner  
3.96 x 4.97 (12'11" x 16'3")

WC  
1.45 x 1.83 (4'9" x 6'0")

Landing  
3.41 x 2.10 (11'2" x 6'10")

Master Bedroom  
3.92 x 2.75 (12'10" x 9'0")

Bathroom  
2.31 x 2.10 (7'6" x 6'10")

Bedroom Two  
4.39 x 2.36 (14'4" x 7'8")

Bedroom Three  
2.47 x 2.50 (8'1" x 8'2")

EPC - B  
81/85

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: Driveway Private  
Solar Panels: No  
Water: Mains  
Electricity: Mains Supply  
Sewerage: Mains  
Heating: Gas Mains  
Internet connection: Cable  
Internet Speed: up to 1800Mbps  
Mobile Coverage: EE - Excellent, O2 - Excellent, Three - Excellent, 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.

