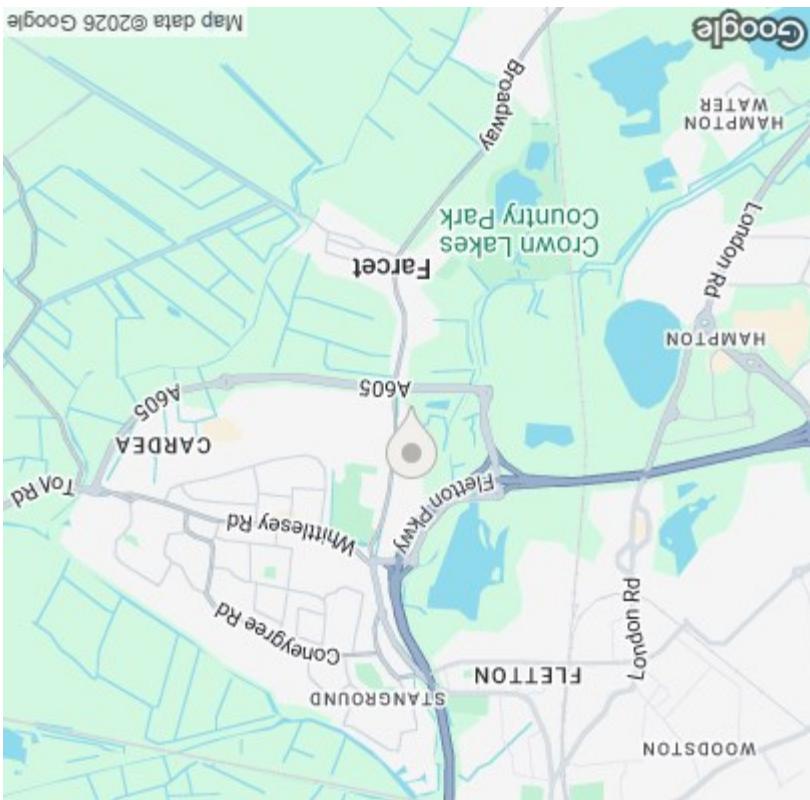


## Energy Efficiency Graph



## Area Map

Please contact our City & County Estate Agents - Peterborough Office on 01733 563965 if you wish to arrange a viewing  
apponiment for this property or require further information.

Please contact our City & County Estate Agents - Peterborough

## Viewing



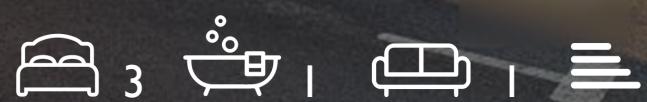
## Floor Plan



## Bedstone Way

Faracet, Peterborough, PE7 3DW

**Offers In Excess Of £215,000 - Freehold , Tax Band - B**



# Bedstone Way

Farcet, Peterborough, PE7 3DW

Situated in a quiet cul-de-sac on Bedstone Way, Peterborough, this modern mid-terrace townhouse offers an ideal opportunity for first-time buyers or growing families alike. The property is presented in excellent condition throughout and features a stylish open-plan kitchen and living space, perfect for both everyday living and entertaining. To the rear, a private and enclosed garden provides a peaceful retreat, enhanced by pleasant field views that add a sense of openness and tranquility. Allocated parking adds to the home's convenience, while the location benefits from easy access to Peterborough City Centre, making commuting and city amenities readily accessible. Combining comfort, practicality and a desirable setting, this home is perfectly suited to modern lifestyles.

Located within a quiet cul-de-sac on Bedstone Way, Peterborough, this well-presented mid-terrace townhouse is arranged over three thoughtfully designed floors, offering versatile and contemporary living accommodation ideal for first-time buyers or families. Upon entering the property, you are welcomed by an entrance hall that leads into a bright and spacious open-plan kitchen, living and dining area. This impressive space forms the heart of the home, providing an excellent environment for everyday living as well as entertaining. The layout allows for a natural flow between cooking, dining and relaxing, while double doors open out to the rear garden, creating a seamless connection between indoor and outdoor living. A convenient ground floor cloakroom adds to the practicality of this level. The first floor offers two well-proportioned bedrooms, both suitable for use as guest rooms, children's bedrooms or home office space. These rooms are served by a modern family bathroom, positioned off the central landing and finished to a contemporary standard. Occupying the entire top floor is the master bedroom, a generous and private retreat that benefits from a bright and airy feel. The space is enhanced by useful storage areas and its elevated position within the home, making it an ideal principal bedroom. Externally, the property enjoys a private and enclosed rear garden, perfect for relaxing or entertaining along with allocated parking. The location provides easy access to Peterborough City Centre, local amenities and transport links, while also benefiting from nearby open field views. This modern and well-laid-out home combines comfort, style and convenience in a highly desirable setting.

**Entrance Hall**  
1.56 x 1.20 (5'1" x 3'11")

**Kitchen/Living/Dining Area**  
2.75 x 6.74 (9'0" x 22'1")

**WC**  
0.86 x 1.49 (2'9" x 4'10")

**First Floor Landing**  
0.93 x 3.26 (3'0" x 10'8")

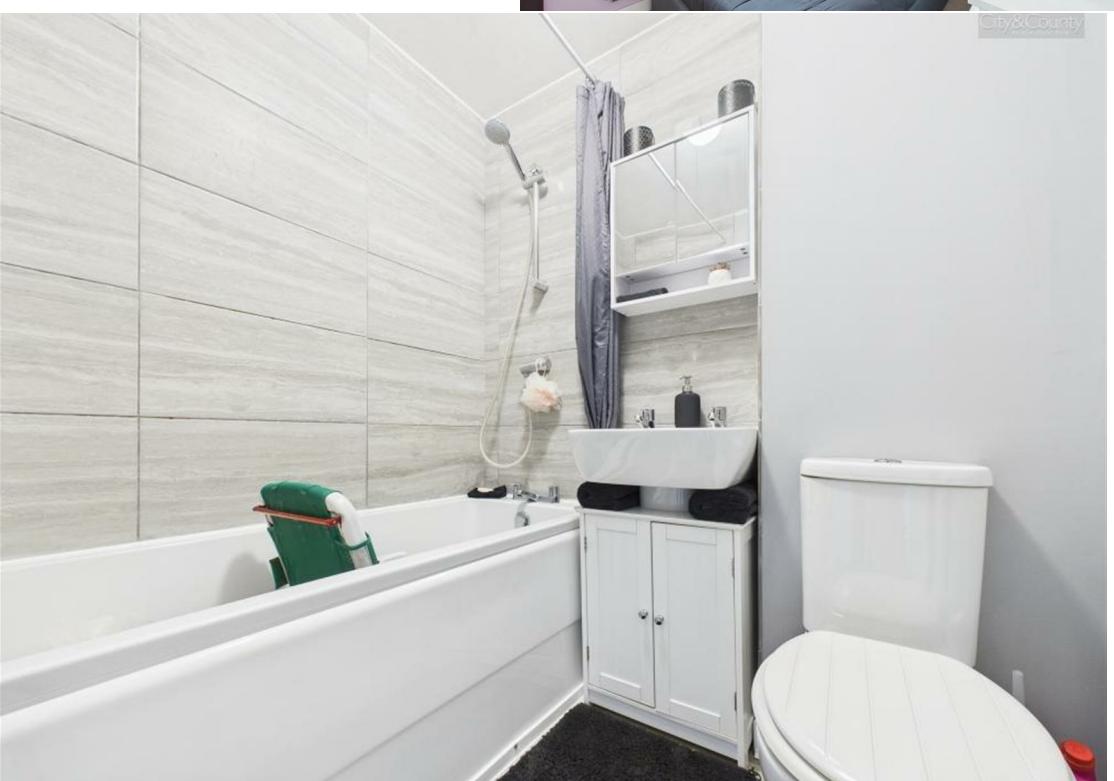
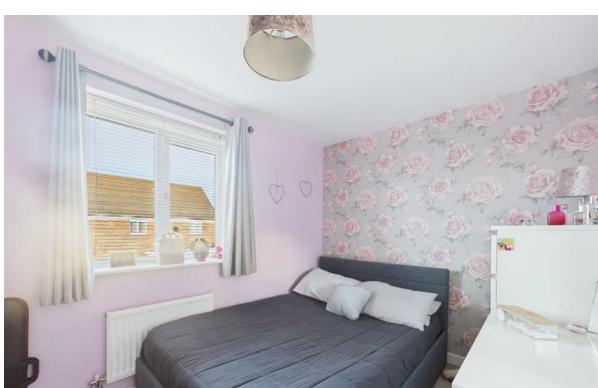
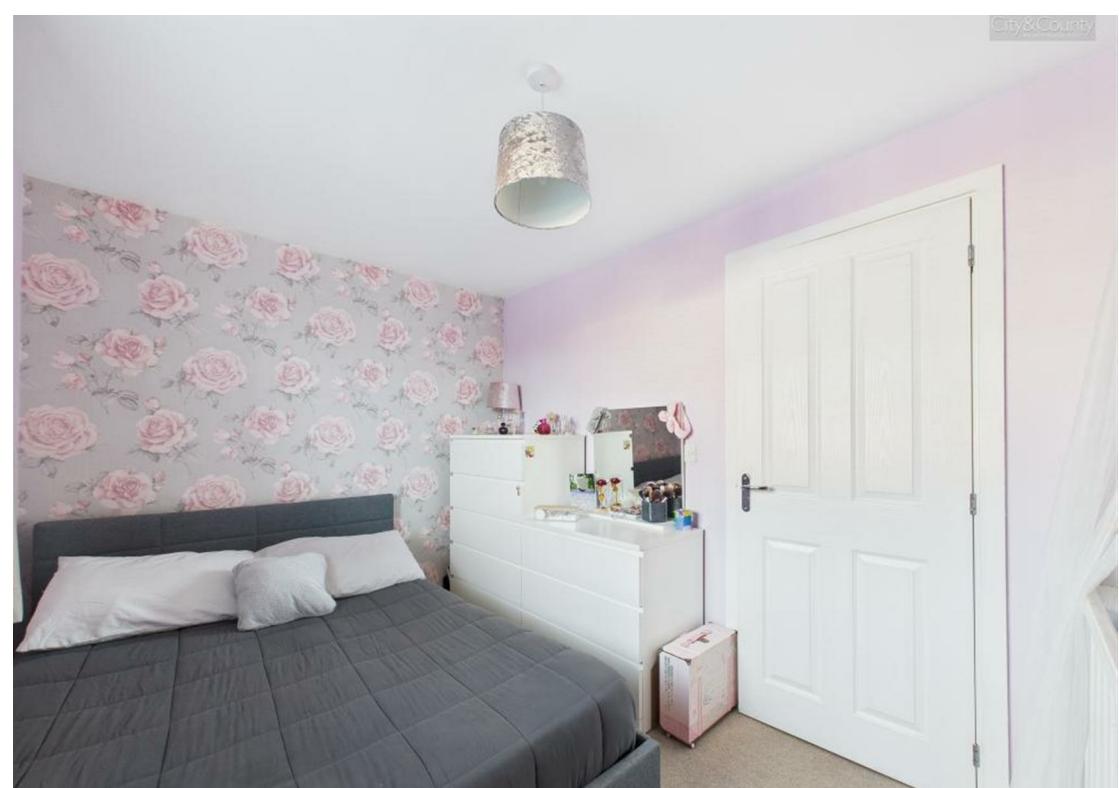
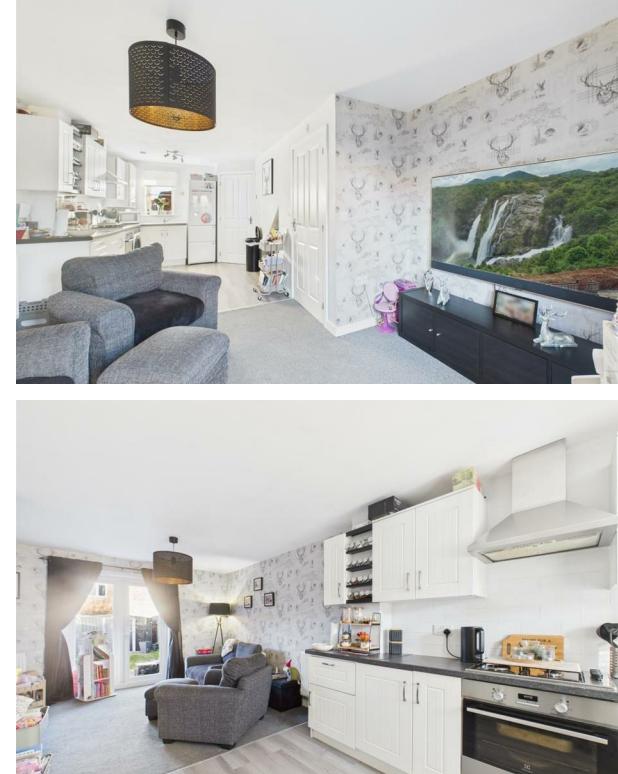
**Bedroom Two**  
3.70 x 2.37 (12'1" x 7'9")

**Bathroom**  
1.69 x 1.82 (5'6" x 5'11")

**Bedroom Three**  
3.70 x 2.34 (12'1" x 7'8")

**Second Floor Landing**  
0.88 x 1.19 (2'10" x 3'10")

**Master Bedroom**  
2.74 x 4.87 (8'11" x 15'11")



**EPC - B**  
84/97

**Tenure - Freehold**

There is a community Green Space Charge payable, current figure is £229.18 per annum.

## 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: Ftp  
Internet Speed: up to 1800Mbps  
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**