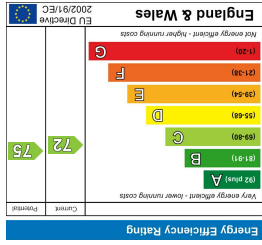


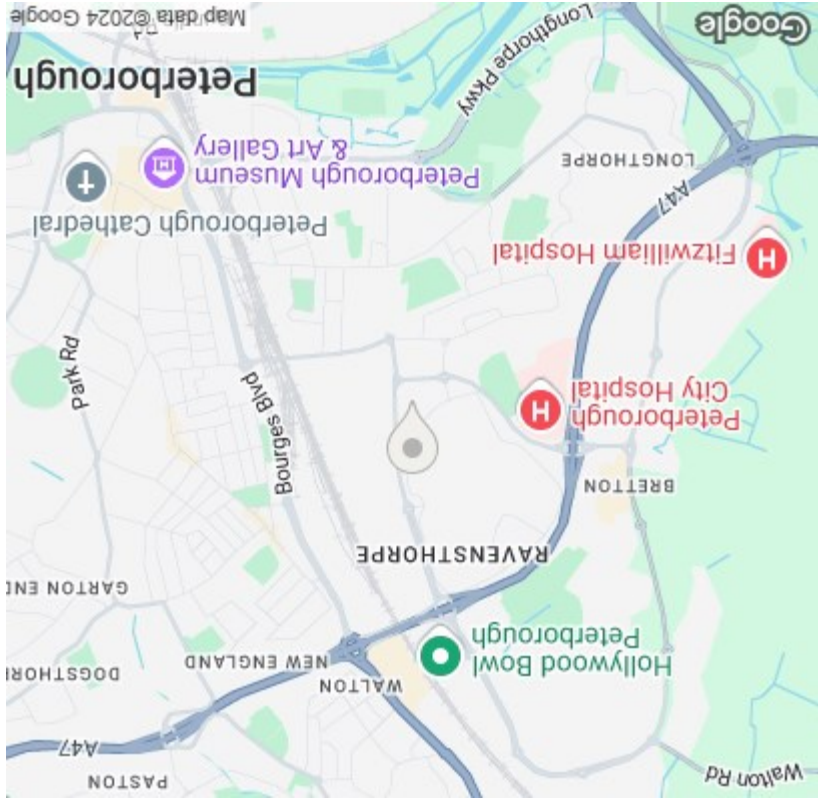
PLEASE NOTE: IF THE PROPERTY IS BEING PURCHASED AS BUY TO LET, YOU SHOULD CONSIDER WHETHER SELECTIVE LICENSING IS APPLICABLE. YOU MAY FIND THE FOLLOWING LINK USEFUL - <https://www.peterborough.gov.uk/residents/housing/selective-licensing/selective-licensing-areas/>
 Disclaimers and specific fittings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



Energy Efficiency Graph

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



Area Map



Floor Plan



Clipston Walk

Peterborough, PE3 7ED

Guide Price £175,000



Clipston Walk

Peterborough, PE3 7ED

****GUIDE PRICE £175,000 - £185,000****
City and County are pleased to market this deceptively spacious, three-bedroom terraced property, equipped with solar panels and located in a quiet Cul-de-Sac in Westwood, Peterborough. Offering NO FORWARD CHAIN, and easy access to Peterborough City hospital and schooling. This property is the ideal family home.

Briefly comprising an entrance hall, downstairs cloakroom, good sized lounge, and a spacious kitchen/diner fitted with a range of matching base and eye level units, with space for a washing machine, a dishwasher and a fridge/freezer. Integrated oven, and a four ring electric hob with an extractor over. Upstairs benefits from three bedrooms, two of which are doubles, and one single bedroom. The family bathroom is fitted with a three-piece suite comprising a WC, a wash hand basin and a bath with an electric shower over. To the rear, there is an enclosed garden which is mainly laid to lawn, with a patio area and decking and the property also benefits from solar panels. To the front, there is access to the public footpath. Please call today for a viewing

Entrance Hall

23'7" x 5'9"

Lounge

11'10" x 13'6"

Kitchen Diner

11'5" x 13'4"

WC

5'5" x 2'9"



Landing
8'9" x 6'2"

Master Bedroom
11'6" x 10'5"

Bedroom Two
11'8" x 10'4"

Bedroom Three
8'6" x 8'11"

Bathroom
5'8" x 6'9"

EPC - C
72/75

Tenure - Freehold

**DRAFT DETAILS AWAITING
VENDOR APPROVAL**

