

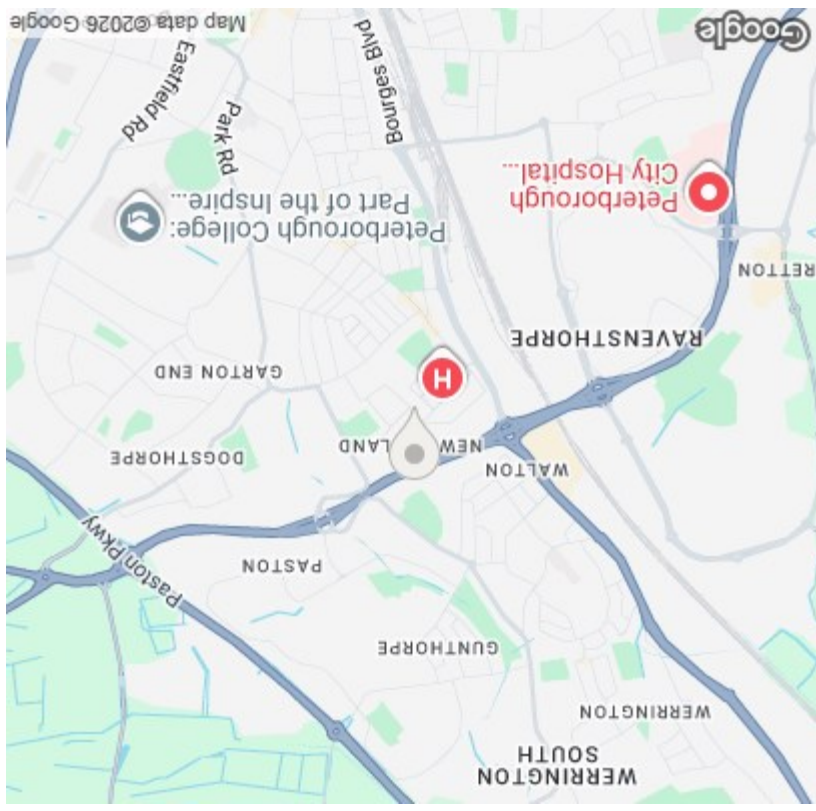
Disclaimer Important Notice: In accordance with the Property Misdescriptions Act (1991) we have prepared these Sales Particulars as a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. Neither has the Agent checked documentation to verify the legal status of the property or the validity of any guarantees. 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. Please note, if the property is being purchased as buy to let, you should consider whether selective licensing is applicable. A non-refundable purchaser administration fee will be payable by the successful buyer to cover AML checks, identity verification, and proof of funds validation, with full details provided upon offer acceptance.

**Viewing**  
 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.

Energy Efficiency Rating	
Current	Minimum
A (92-100)	A (79-91)
B (81-91)	B (69-81)
C (69-81)	C (55-69)
D (55-69)	D (39-55)
E (39-55)	E (21-39)
F (21-39)	F (9-21)
G (9-21)	G (1-9)

Any energy efficient lower rating costs  
 Calculators reference the DECS 1995  
 3C standard. Measurements are  
 approximate and do not take the  
 floor plan is intended for distribution  
 only.  
 (1) Excluding balconies and terraces

**Energy Efficiency Graph**



# Coleridge Place

New England, Peterborough, PE1 3JG

Perfectly positioned within a quiet cul-de-sac, this well presented three bedroom semi detached home offers spacious accommodation, a conservatory, utility and WC, generous wrap around gardens and off road parking for three vehicles. With excellent potential to extend, subject to the necessary planning permissions, this is an ideal first time purchase or family home, conveniently located close to local amenities.

Set within a peaceful cul-de-sac, this spacious three bedroom semi detached home offers well planned accommodation throughout with excellent potential for future extension. The property is entered via a porch which leads into the welcoming entrance hall, providing access to a comfortable living room and a fitted kitchen. Off the kitchen is a useful WC incorporating a utility area, while the conservatory provides an additional reception space overlooking the garden, making it ideal for dining, relaxing or entertaining. Upstairs, the first floor comprises three well proportioned bedrooms and a family bathroom. Externally, the property enjoys a generous wrap around garden with both lawn and patio areas, offering plenty of outdoor space for families and excellent scope for a rear or side extension, or even additional parking, subject to the relevant planning permissions. To the front, there is off road parking for up to three vehicles. Conveniently situated close to local amenities, schools and transport links, this fantastic home is perfect for first time buyers, growing families or anyone looking for a property with future potential.

**Entrance Porch**  
0.90 x 1.40 (2'11" x 4'7")

**Entrance Hall**  
4.06 x 1.77 (13'3" x 5'9")

**Living Room**  
3.92 x 3.85 (12'10" x 12'7")

**Kitchen**  
2.55 x 4.80 (8'4" x 15'8")

**WC**  
2.96 x 0.80 (9'8" x 2'7")

**Conservatory**  
2.08 x 4.07 (6'9" x 13'4")

**Landing**  
1.98 x 1.78 (6'5" x 5'10")

**Master Bedroom**  
3.93 x 3.52 (12'10" x 11'6")

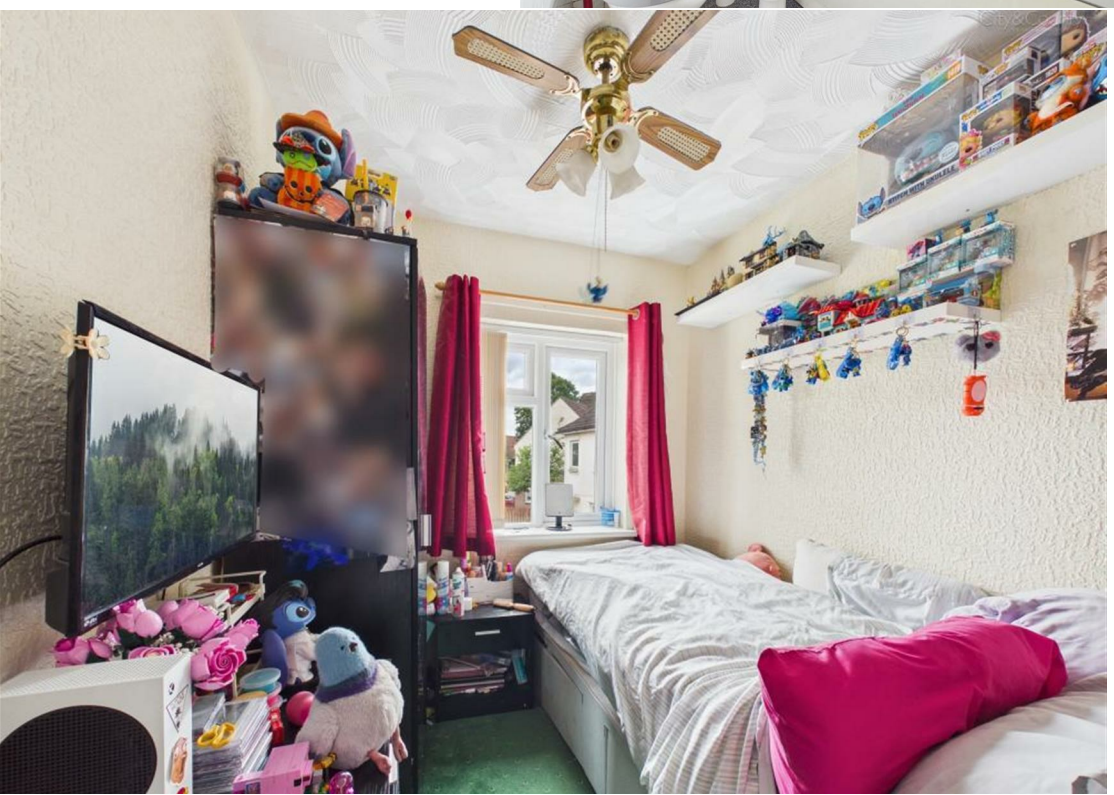
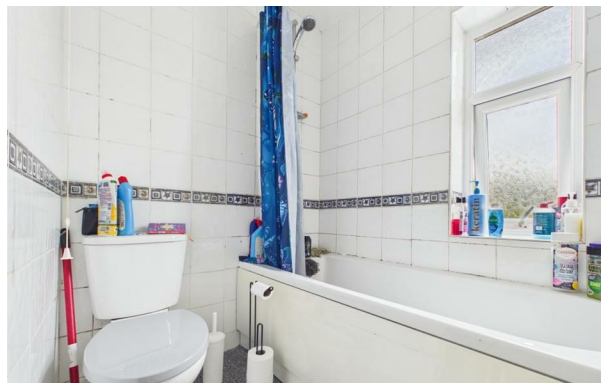
**Bedroom Two**  
2.54 x 3.34 (8'3" x 10'11")

**Bathroom**  
1.55 x 2.28 (5'1" x 7'5")

**Bedroom Three**  
2.79 x 2.11 (9'1" x 6'11")

**EPC - D**  
66/86

**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 (answer yes if there are restrictions, eg does not allow pets): 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: Not Known
- Registered easements: No
- Shared driveway: No
- Third party loft access: No
- Third party drain access: No
- Other: No
- Parking: Driveway Private, Off Street Parking
- Solar Panels: No
- Water: Mains
- Electricity: Mains Supply
- Sewerage: Mains
- Heating: Gas Mains
- Internet connection: Cable
- Internet Speed: up to 5500Mbps
- Mobile Coverage: EE - Excellent, O2 - Excellent, 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**

