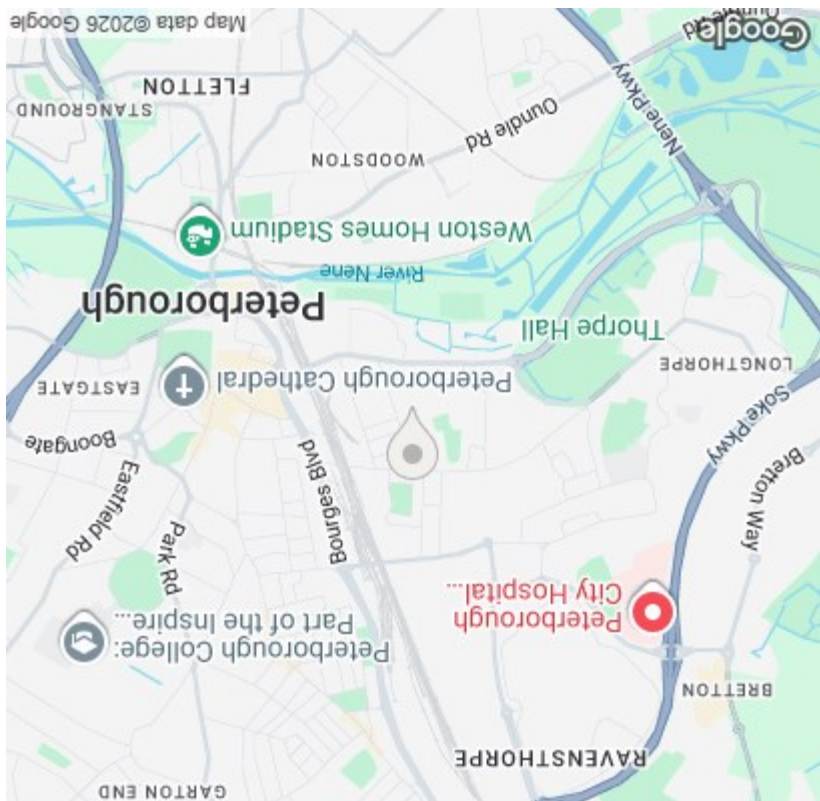
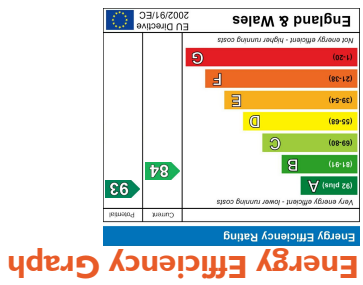


Disclaimer Important Notice: In accordance with the Property Misdescriptions Act (1991) we have prepared these Sales Particulars as a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. Neither has the Agent checked legal 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 details, 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.



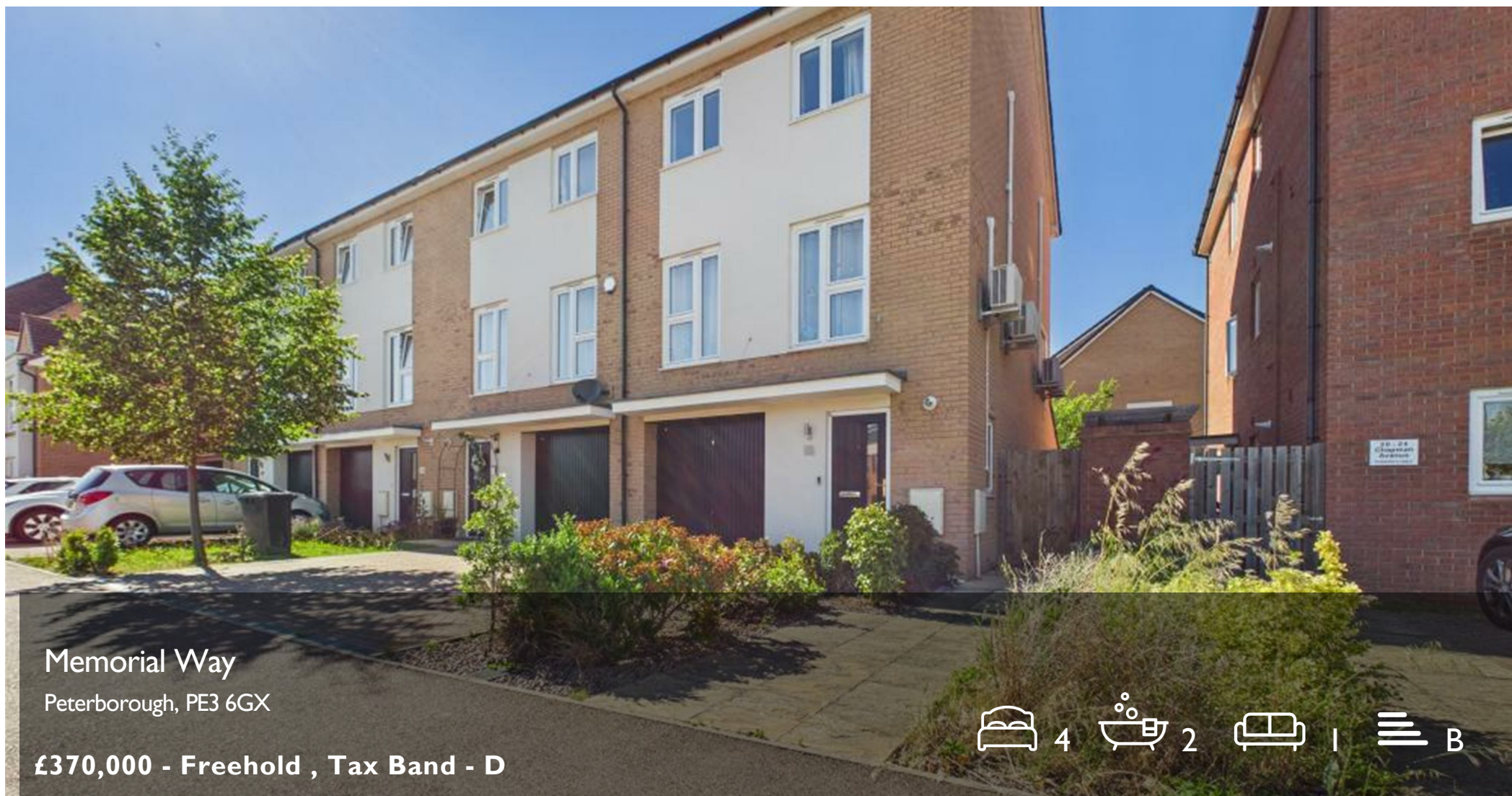
Area Map



Floor Plan

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



Memorial Way

Peterborough, PE3 6GX

£370,000 - Freehold , Tax Band - D



Memorial Way

Peterborough, PE3 6GX

Spacious and well presented four bedroom end of terrace townhouse situated in a central Peterborough location, within walking distance of Peterborough railway station and ideal for commuters. Offering versatile accommodation across three floors, the property features a large kitchen/dining room, first floor living room, en-suite to the principal bedroom, air conditioning, private enclosed rear garden, driveway parking and an integral garage.

Situated in a highly convenient central Peterborough location, this spacious four bedroom end of terrace townhouse offers flexible family accommodation arranged over three floors and is perfectly positioned for those looking to be within walking distance of Peterborough railway station. The ground floor comprises a welcoming entrance hall with useful storage cupboards, a cloakroom/WC and a generous kitchen/dining room providing an excellent space for everyday living and entertaining, with doors opening directly onto the private enclosed rear garden. On the first floor, the bright and spacious living room offers a comfortable retreat, whilst the principal bedroom benefits from built in wardrobes and a modern en suite shower room. The second floor provides three further well proportioned bedrooms and a family bathroom serving the additional accommodation. Further benefits include air conditioning, an integral single garage, driveway parking and a private rear garden, making this an ideal home for families and commuters alike seeking space, convenience and modern living in the heart of Peterborough.

Entrance Hall
7.12 x 1.77 (23'4" x 5'9")

Kitchen Diner
3.77 x 5.21 (12'4" x 17'1")

WC
1.00 x 2.22 (3'3" x 7'3")

First Floor Landing
1.24 x 2.78 (4'0" x 9'1")

Living Room
3.73 x 5.18 (12'2" x 16'11")

Master Bedroom
3.45 x 2.95 (11'3" x 9'8")

En-Suite To Master Bedroom
2.53 x 2.16 (8'3" x 7'1")

Second Floor Landing
3.02 x 0.98 (9'10" x 3'2")

Bedroom Two
4.82 x 2.64 (15'9" x 8'7")

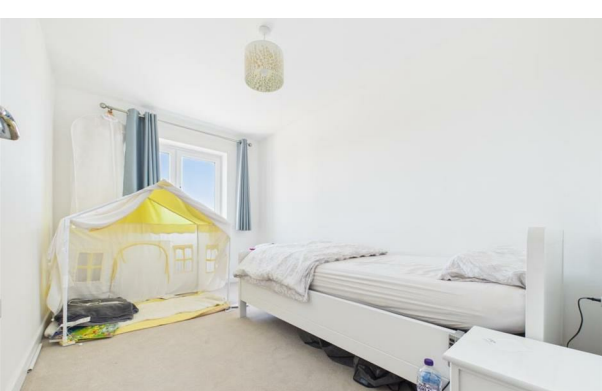
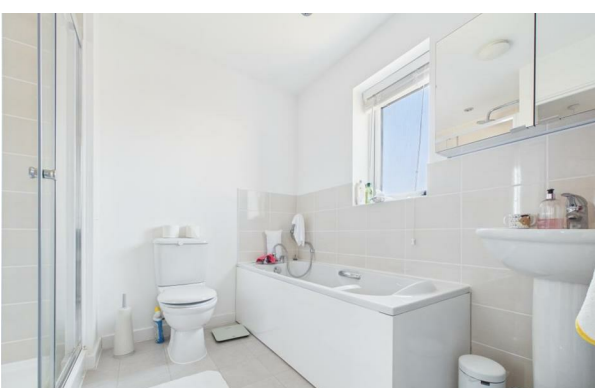
Bedroom Three
3.70 x 2.61 (12'1" x 8'6")

Bathroom
1.69 x 2.46 (5'6" x 6'6", 15'0" x 11")

Bedroom Four
3.73 x 2.49 (12'2" x 8'2")

EPC - B
84/93

Tenure - Freehold
There is a community Green Space Charge payable, current figure is approximately £250 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 (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: No
Registered easements: No
Shared driveway: No
Third party loft access: No
Third party drain access: No
Other: No
Parking: Single Garage, Driveway Private
Solar Panels: No
Water: Mains
Electricity: Mains Supply
Sewerage: Mains
Heating: Gas Mains
Internet connection: Adsl
Internet Speed: up to 1000Mbps
Mobile Coverage: EE - Great, O2 - Excellent, Three - Great, 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.

DRAFT DETAILS AWAITING VENDOR APPROVAL