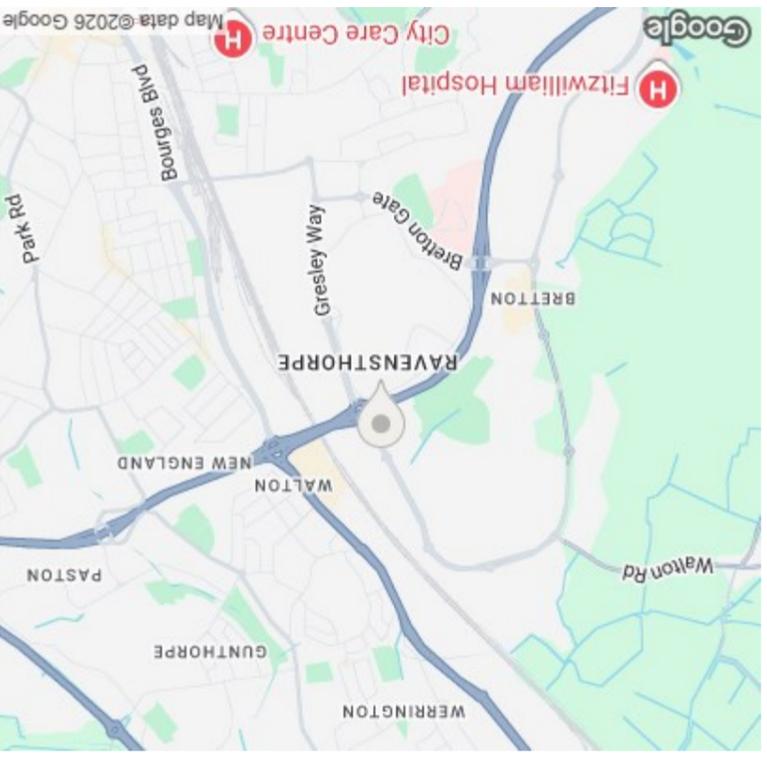


Disclaimer Important Notice: In accordance with the Property Misdescriptions Act (1991) we have prepared these Sales Particulars as a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey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

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 Graph



Area Map



Floor Plan



Odecroft
 Ravensthorpe, Peterborough, PE3 7LX

Offers In The Region Of £185,000 - Freehold , Tax Band - A



Odecroft

Ravensthorpe, Peterborough, PE3 7LX

Positioned in the sought-after area of Odecroft, Ravensthorpe, Peterborough, this newly refurbished end-terraced home is offered with no forward chain and is ideally suited to first-time buyers or investors alike. Benefiting from a generous rear garden, a single garage in a nearby block, and a well-planned internal layout, the property provides comfortable, modern living in a convenient residential location.

This newly refurbished end-terraced house is ideally situated in the popular area of Odecroft, Ravensthorpe, Peterborough, and presents an excellent opportunity for a first-time buyer or a savvy investment purchaser, offered to the market with the significant advantage of no forward chain. The property is entered via a welcoming entrance hall which provides access to a practical utility cupboard and leads seamlessly into the heart of the home, where a bright and well-appointed kitchen diner offers ample space for cooking, dining, and everyday living, making it a highly functional and sociable area. From here, a separate lounge provides a comfortable and relaxing retreat, ideal for unwinding or entertaining guests. To the first floor, the layout is thoughtfully arranged around a central landing, giving access to three well-proportioned bedrooms, including a generous master bedroom alongside two further versatile rooms suitable for family living, guests, or home working. Completing the upper floor is a modern bathroom complemented by a separate W/C, enhancing convenience for busy households. Externally, the property benefits from a generous rear garden, perfect for outdoor enjoyment, entertaining, or future landscaping potential, while also offering a single garage located in a nearby block for secure parking or additional storage. With its end-terrace position, refurbished interior, practical layout, and desirable location close to local amenities and transport links, this home represents a superb and ready-to-move-into opportunity not to be missed.

Entrance Hall
1.54 x 2.27 (5'0" x 7'5")

Lounge
4.50 x 3.08 (14'9" x 10'1")

Kitchen Diner
2.48 x 5.48 (8'1" x 17'11")

Utility Cupboard
2.90 x 2.35 (9'6" x 7'8")

Landing
5.04 x 1.78 (16'6" x 5'10")

Master Bedroom
3.38 x 3.66 (11'1" x 12'0")

Bathroom
1.46 x 1.72 (4'9" x 5'7")

WC
1.46 x 0.83 (4'9" x 2'8")

Bedroom Two
1.77 x 3.62 (5'9" x 11'10")

Bedroom Three
1.79 x 3.59 (5'10" x 11'9")

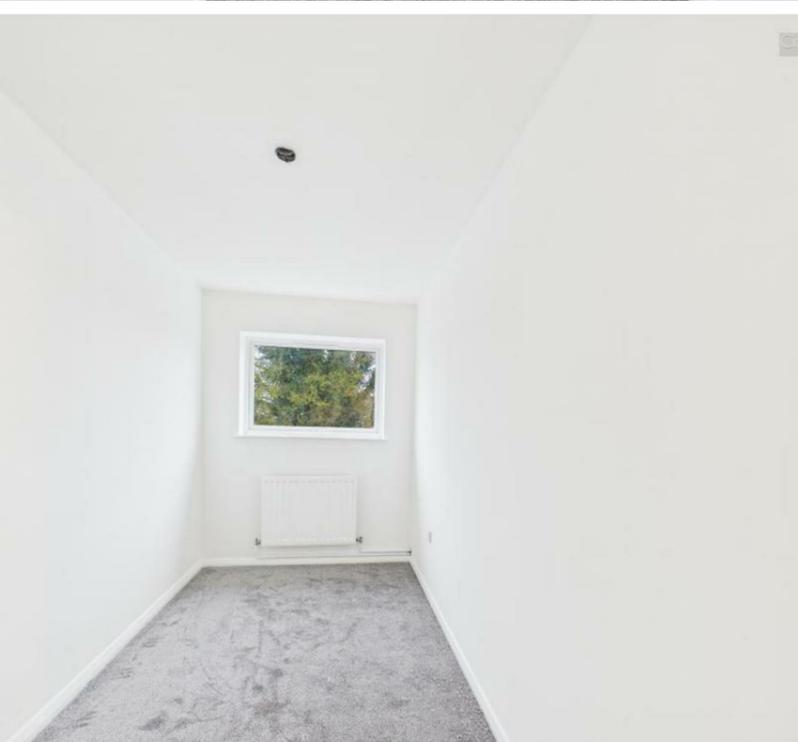
EPC - C
72/86

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: 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
Solar Panels: No
Water: Mains
Electricity: Mains Supply
Sewerage: Mains
Heating: Gas Mains
Internet connection: Fttp
Internet Speed: up to 1000Mbps
Mobile Coverage: TBC



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.