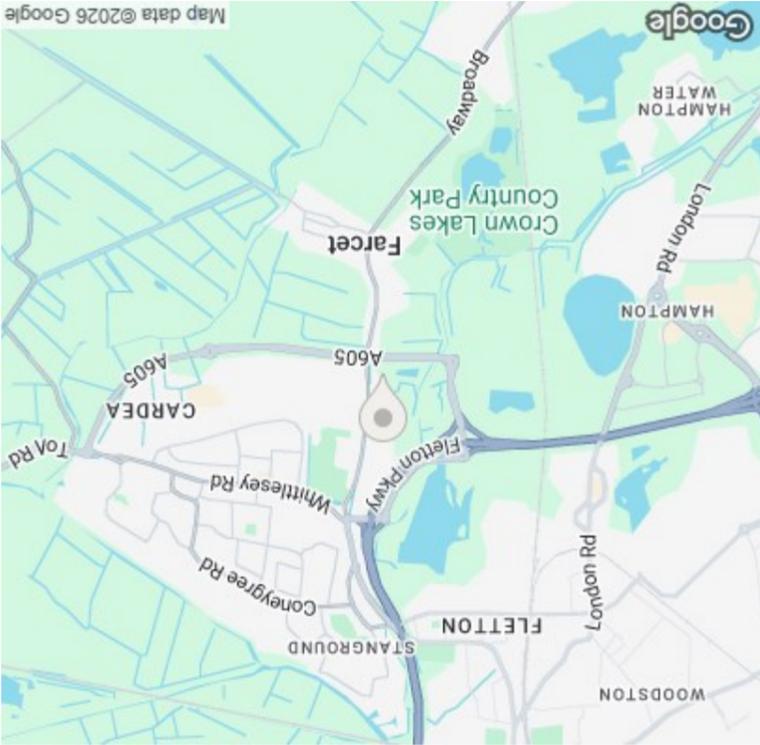


Disclaimer Important Notice: In accordance with the Property Misdescriptions Act (1991) we have prepared these Sales Particulars as a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey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

Energy Efficiency Rating	
Current	Minimum
Any energy efficient - lower running costs	
A	A
B	B
C	C
D	D
E	E
F	F
G	G
No energy efficient - higher running costs	

EU Directive 2002/91/EC

Energy Efficiency Graph



Area Map



Floor Plan

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.



Bedstone Way

Farcet, Peterborough, PE7 3DW

Guide Price £210,000 - Freehold , Tax Band - B



Bedstone Way

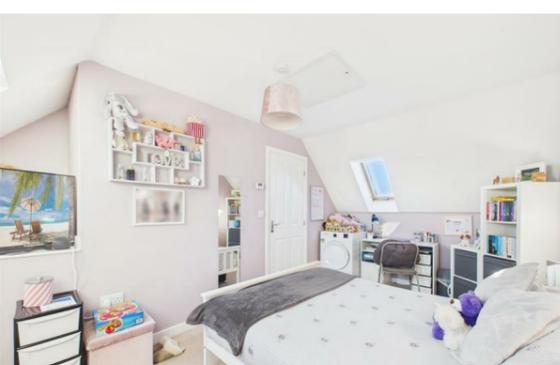
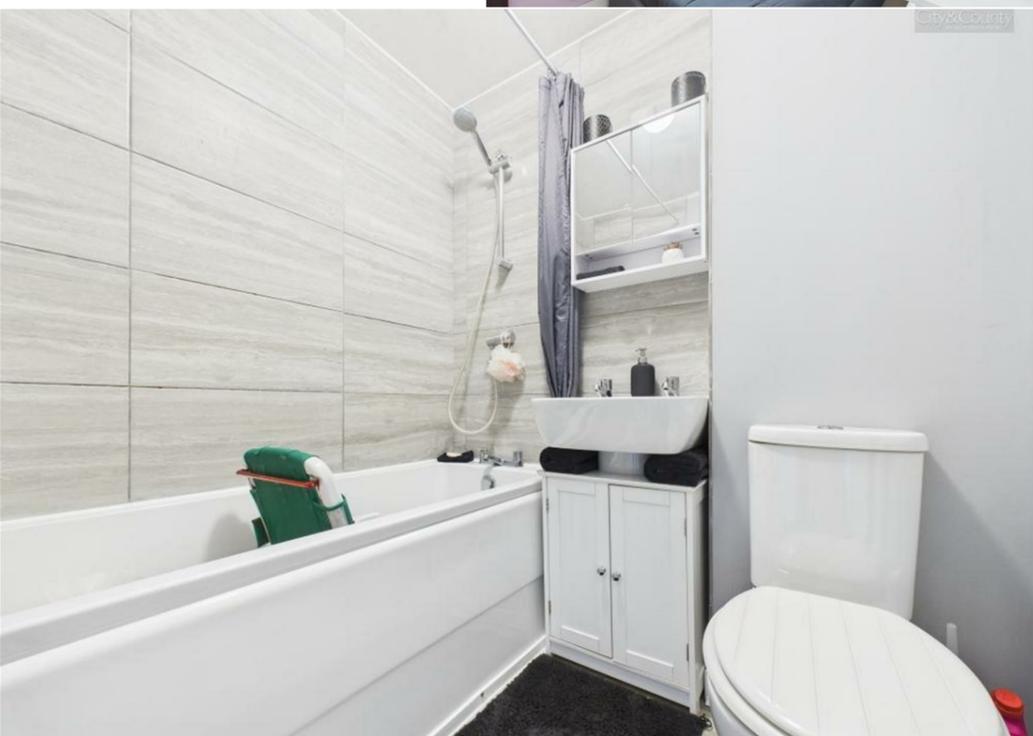
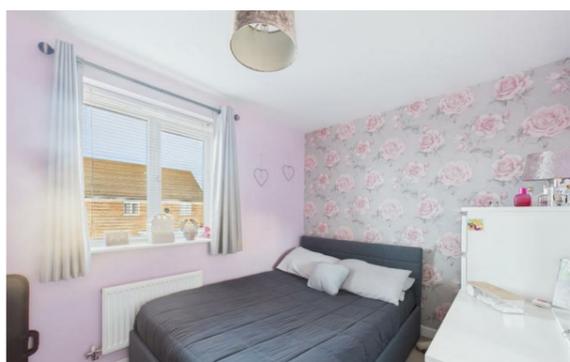
Farcet, Peterborough, PE7 3DW

GUIDE PRICE £210,000 - £220,000

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: Fttp
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