



Edgcote Close
Peterborough, PE3 7BB

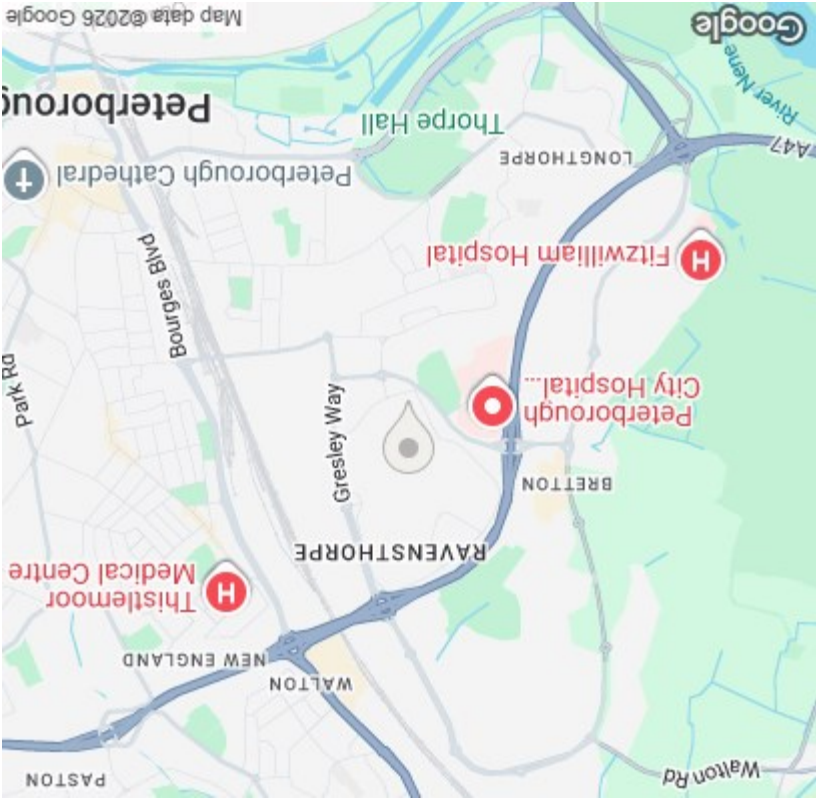
Guide Price £175,000 - Freehold , Tax Band - A



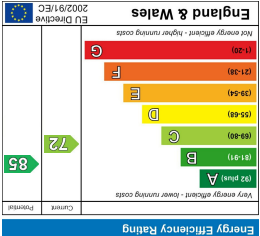
Floor Plan



Area Map



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.

Edgcote Close

Peterborough, PE3 7BB

Welcome to this charming mid-terraced house located on Edgcote Close in the vibrant city of Peterborough. This delightful property is located just a short walk away from the City Hospital, and boasts three well-proportioned bedrooms, making it an ideal home for families or those seeking extra space.

You are greeted by an entrance hallway, leading into the cosy living room. The heart of the home is the spacious kitchen diner, which offers ample room for family meals and gatherings. Additionally, the convenience of a downstairs cloakroom enhances the practicality of the living space. To the upstairs, you will find three well proportioned bedrooms, and a convenient family bathroom. Outside, you will find both front and rear gardens that are enclosed, providing a safe and private area for children to play or for you to enjoy some outdoor leisure time. The property also features a single garage and a driveway, allowing for parking of up to two vehicles, which is a valuable asset in this area. One of the standout features of this property is that it is offered for sale with no forward chain, making the buying process smoother and more straightforward. This mid-terraced house is not just a place to live, it is a wonderful opportunity to create lasting memories in a lovely community. Don't miss your chance to view this fantastic home.

Entrance Hall
283 x 1.49 (9'3" x 4'10")

Lounge
4.34 x 4.44 (14'2" x 14'6")

Kitchen Diner
2.58 x 5.43 (8'5" x 17'9")

Entrance Porch
1.23 x 0.90 (4'0" x 2'11")

WC
1.81 x 0.90 (5'11" x 2'11")

Landing
2.18 x 0.88 (7'1" x 2'10")

Master Bedroom
4.08 x 3.36 (13'4" x 11'0")

Bedroom Two
3.09 x 3.48 (10'1" x 11'5")

Bathroom
1.66 x 1.90 (5'5" x 6'2")

Bedroom Three
2.32 x 2.03 (7'7" x 6'7")

Garage
2.39 x 4.75 (7'10" x 15'7")

EPC - C
72/85

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: Yes
Third party loft access: No
Third party drain access: No
Other: No
Parking: Driveway Shared, Garage Detached, Rear Of Property, Street Parking - Permit NOT Required
Solar Panels: No
Water: Mains
Electricity: Mains Supply
Sewerage: Mains
Heating: Gas Mains
Internet connection: Cable
Internet Speed: up to 1000Mbps
Mobile Coverage: EE - Great, O2 - Excellent, Three - Excellent, 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.

