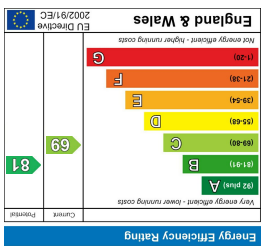
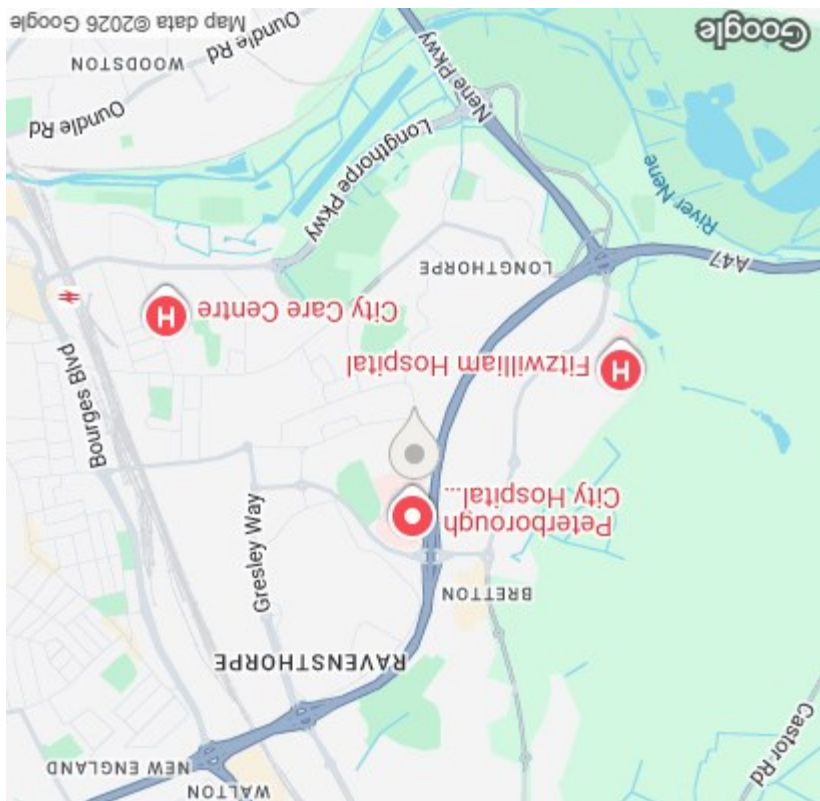


Disclaimer Important Notice: In accordance with the Property Misdescriptions Act (1991) we have prepared these Sales Particulars as a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey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



Energy Efficiency Graph



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



Atherstone Avenue
 Netherton, Peterborough, PE3 9UJ

£350,000 - Freehold , Tax Band - C



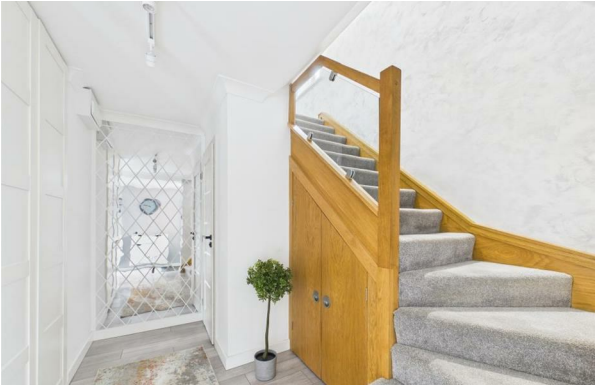
Atherstone Avenue

Netherton, Peterborough, PE3 9UJ

Located on the popular Atherstone Avenue in the sought-after area of Netherton, this beautifully refurbished semi-detached home offers spacious, modern living with high-quality finishes throughout; featuring a stunning open-plan kitchen/lounge/diner, three well-proportioned bedrooms, a stylish contemporary bathroom, and a thoughtfully designed hallway with premium detailing, the property is further enhanced by an enormous rear garden, ample off-road parking, a garage with car port, and is offered to the market with no forward chain, making it an ideal turnkey home for families and professionals alike.

Situated on the ever-popular Atherstone Avenue in the highly sought-after area of Netherton, this spacious and fully refurbished semi-detached home offers an exceptional standard of modern living and is presented to the market with no forward chain. Upon entering the property, you are welcomed into a stunning entrance hallway featuring a striking Venetian plaster feature wall, complemented by a contemporary oak banister with glass balustrade, setting the tone for the quality throughout, while thoughtfully designed fitted storage provides ample space for shoes and coats. From here the ground floor flows seamlessly with access to a fully tiled downstairs cloakroom and into the expansive open-plan kitchen/lounge/diner shown in the floor plan. A superb living space ideal for both everyday family life and entertaining, enhanced by newly installed anthracite grey windows and doors that flood the room with natural light, with the kitchen itself newly fitted to a luxurious standard and boasting integrated appliances alongside generous worktop and storage space. The ground floor layout is completed by the practical positioning of the hallway and W/C, ensuring both convenience and functionality, while upstairs, the first floor landing provides access to three well-proportioned bedrooms as illustrated, including two spacious doubles and a versatile third bedroom ideal as a nursery, office or guest room. All served by a stylish and modern family bathroom finished with high quality tiling and contemporary fittings, with an additional airing cupboard housing the recently replaced boiler, reflecting the care and investment made by the current owners, while further benefits include a fully boarded loft space with pull-down ladder offering excellent storage and exciting potential to convert into an additional bedroom subject to the necessary planning permissions. Externally, the property continues to impress with an enormous rear garden predominantly laid to lawn, complemented by a patio area perfect for outdoor dining and relaxation, as well as a separate single garage and a useful car port area to the side of the house. To the front there is ample off-road parking alongside a neatly maintained lawned garden, making this beautifully upgraded home an ideal choice for families seeking space, style, and convenience in a desirable location.

- Entrance Hall**
4.64 x 1.46 (15'2" x 4'9")
- WC**
1.07 x 1.34 (3'6" x 4'4")
- Kitchen/Lounge/Diner**
7.67 x 3.41 (25'1" x 11'2")
- Landing**
2.18 x 2.39 (7'1" x 7'10")
- Master Bedroom**
3.19 x 4.02 (10'5" x 13'2")
- Bathroom**
1.90 x 1.69 (6'2" x 5'6")
- Bedroom Two**
3.14 x 3.23 (10'3" x 10'7")
- Bedroom Three**
2.13 x 2.27 (6'11" x 7'5")



- Loft Storage Room**
3.09 c 6.35 (10'1" c 20'9")
- Garage**
2.57 x 5.05 (8'5" x 16'6")
- EPC - C**
69/81
- 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: No
- Registered easements: No
- Shared driveway: No
- Third party loft access: No
- Third party drain access: No
- Other: No
- Parking: Single Garage, Driveway Private, Off Street
- Solar Panels: No
- Water: Mains
- Electricity: Mains Supply
- Sewerage: Mains
- Heating: Gas Mains
- Internet connection: TBC
- Internet Speed: up to 1000Mbps
- 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