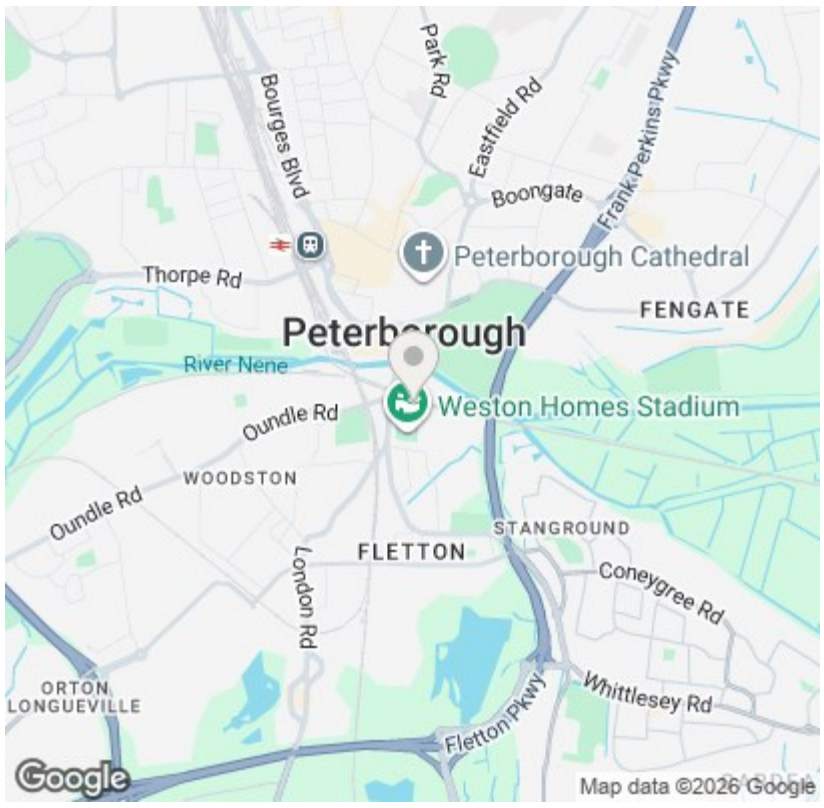


Floor Plan



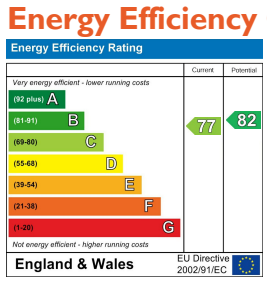
Area Map



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



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 licencing 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.

Hawksbill Way

Fletton, Peterborough, PE2 8NS

Guide Price £250,000 - £265,000

Located on the popular Hawksbill Way development in Peterborough, this modern and beautifully presented three bedroom home is offered for sale with no forward chain. Finished to a high specification throughout, the property offers stylish, well planned accommodation, including an open plan living space, a ground floor WC, a master bedroom with en-suite and a contemporary family bathroom. Outside, there is a private enclosed rear garden and off road parking to the front, making this an ideal purchase for first time buyers, growing families and those looking to move straight in.

Hawksbill Way is a popular Peterborough development, and this modern, beautifully presented home is offered for sale with no forward chain and a high specification finish throughout. A welcoming entrance hallway sets the tone, with stairs rising to the first floor, a convenient ground floor WC and a useful storage area tucked beneath the stairs. Double doors open from the hallway into a superb, generously proportioned living area, filled with natural light and finished with French doors that lead out to the garden, which makes it perfect for relaxing and entertaining. Also accessed from the hallway is the stylish kitchen/dining area, which has a window to the front and ample space for a family dining table, creating a sociable heart of the home. Upstairs, the landing provides access to all three bedrooms and the family bathroom. The master bedroom is a lovely, well proportioned double with built-in storage and the added luxury of its own en-suite shower room. Bedroom two is another good sized double, also benefiting from fitted storage, while bedroom three is a versatile room that would work equally well as a child's bedroom, nursery or home office. The modern family bathroom is fitted with a bath, WC and wash basin. Outside, the property enjoys a private enclosed rear garden, which is ideal for families, pets and summer entertaining, and off road parking is provided to the front. Combining contemporary style, quality fittings and a sought-after location, this home is certain to attract a great deal of interest, and an early viewing is highly recommended.

Entrance Hall
2.07 x 4.02 (6'9" x 13'2")

WC
1.75 x 1.44 (5'8" x 4'8")

Kitchen/Dining Area
3.38 x 2.78 (11'1" x 9'1")

Living Area

Landing
1.05 x 4.11 (3'5" x 13'5")

Master Bedroom
2.97 x 3.98 (9'8" x 13'0")

En-Suite To Master Bedroom
2.67 x 1.00 (8'9" x 3'3")

Bedroom Two
2.95 x 3.47 (9'8" x 11'4")

Bathroom
2.06 x 2.10 (6'9" x 6'10")

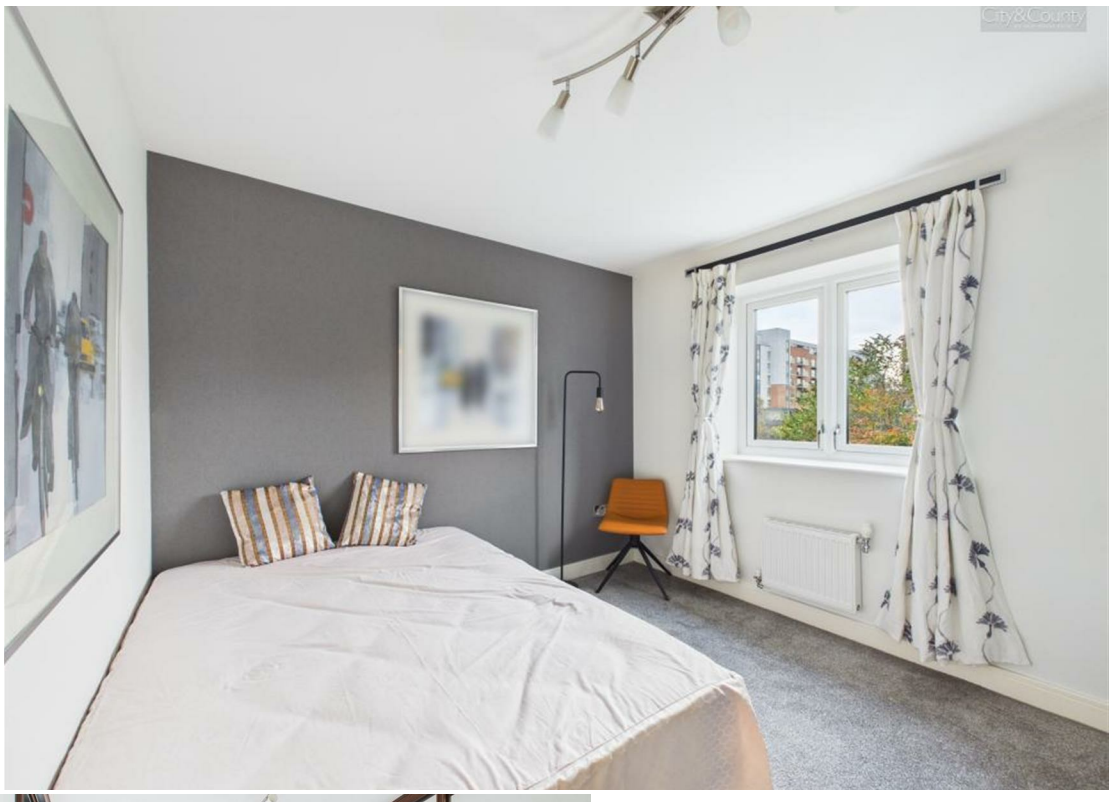
Bedroom Three
2.06 x 1.78 (6'9" x 5'10")

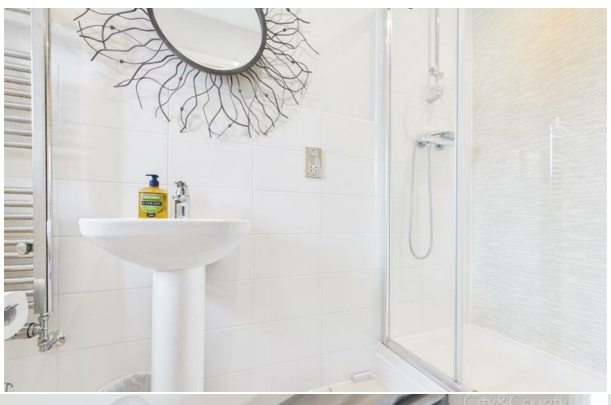
























EPC - C
77/82

Tenure - Leasehold
At the time of marketing the vendor has informed us of the current lease terms. Exact figures will be confirmed by your solicitor upon receipt of the management pack, when a sale has been agreed.
Years Remaining on the lease - 984 years
Ground rent £250 per annum
Service charge £151.92 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: Residents Parking, Off Street Parking
Solar Panels: No
Water: Mains
Electricity: Mains Supply
Sewerage: Mains
Heating: Gas Mains
Internet connection: Fixed Wireless
Internet Speed: up to 5500Mbps
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.

DRAFT DETAILS AWAITING VENDOR APPROVAL