

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.

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 Rating | |
|--------------------------|-----------|
| Current | Minimum |
| A (92-100) | A (81-91) |
| B (81-91) | B (69-80) |
| C (69-80) | C (55-68) |
| D (55-68) | D (39-54) |
| E (39-54) | E (21-38) |
| F (21-38) | F (1-20) |
| G (1-20) | G (1-20) |

England & Wales
 EPC 2020/11EC
 The energy efficiency - higher energy costs

Energy Efficiency Graph



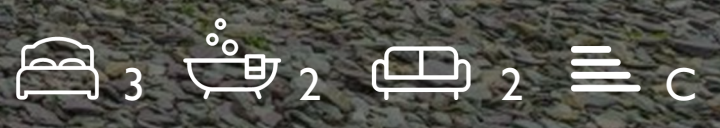
Area Map



Floor Plan



Sevenacres
 Orton Brimbles, Peterborough, PE2 5XH
£325,000 - Freehold , Tax Band - C



Sevenacres

Orton Brimbles, Peterborough, PE2 5XH

Nestled in a quiet cul-de-sac in the desirable Orton Brimbles area of Peterborough, this immaculate detached property on Sevenacres offers the perfect blend of space, comfort, and convenience. With no forward chain, it presents an ideal opportunity for families seeking a move-in-ready home. Inside, you'll find two generous reception rooms and a bright conservatory, creating versatile living spaces that cater to both relaxation and entertaining. The property boasts a beautifully maintained interior throughout and a private, enclosed rear garden — perfect for children to play or for enjoying peaceful outdoor moments. Located within walking distance of Ferry Meadows, local amenities and local schooling, this home combines tranquility with excellent connectivity, making it a rare and attractive find.

Tucked away in a peaceful cul-de-sac in the sought-after area of Orton Brimbles, Peterborough, this beautifully presented detached property offers spacious and versatile living throughout. Perfect for families and ready to move into with no forward chain, the home boasts a generous layout across two floors, thoughtfully designed to accommodate both everyday life and entertaining. The ground floor welcomes you with a bright entrance hall that flows into a spacious lounge with a charming bay window, creating a warm and inviting atmosphere. A separate dining room connects to the well-appointed kitchen, forming a central hub for family meals. The real showpiece is the large conservatory with log burner at the rear, which offers panoramic views of the private, enclosed garden — an ideal setting for relaxing or entertaining year-round. A convenient ground-floor wet room adds practicality, and direct access to a garage and a separate workshop provides excellent storage and workspace options. Upstairs, the home features three comfortable bedrooms, including a well-sized master bedroom — perfect for a child's room, guest space, or home office. The family bathroom completes the upper floor with a m

Entrance Hall
0.90 x 5.39 (2'11" x 17'8")

Wet Room
0.82 x 2.10 (2'8" x 6'10")

Lounge
3.48 x 6.90 (11'5" x 22'7")

Kitchen
2.75 x 3.52 (9'0" x 11'6")

Dining Room
2.55 x 2.53 (8'4" x 8'3")

Conservatory
5.18 x 4.13 (16'11" x 13'6")

Landing
2.88 x 0.88 (9'5" x 2'10")

Master Bedroom
3.42 x 2.59 (11'2" x 8'5")

Bedroom Two
2.54 x 3.40 (8'3" x 11'1")

Bathroom
1.95 x 1.87 (6'4" x 6'1")

Bedroom Three
1.86 x 2.48 (6'1" x 8'1")

Double Length Garage
2.50 x 6.71 (8'2" x 22'0")



Workshop
2.39 x 2.92 (7'10" x 9'6")

EPC - C
69/85

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: No
 Third party loft access: No
 Third party drain access: No
 Other: No
 Parking: Garage, Driveway Private
 Solar Panels: No
 Water: Mains
 Electricity: Mains Supply
 Sewerage: Mains
 Heating: Gas Mains
 Internet connection: Fttp
 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.

