Hartley Avenue

Fengate, Peterborough, PE1 5DF

Offers In Excess Of £190,000 - Freehold, Tax Band - A

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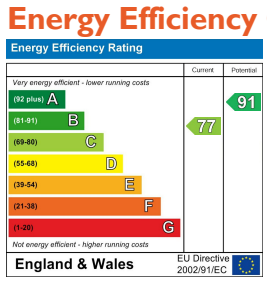
Floor Plan

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.

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Offered to the market with no forward chain, this attractive two bedroom semi detached home presents an excellent opportunity for first time buyers, investors or those looking to downsize. Benefiting from off road parking, a private enclosed rear garden, a spacious living dining room, separate kitchen and downstairs WC, the property is conveniently situated within easy reach of Peterborough City Centre, local amenities and transport links.

Nestled within a popular residential location, this charming two bedroom semi detached home offers well balanced accommodation and is ready for its next owners to move straight into and make their own. Offered with the added advantage of no forward chain, the property is perfectly suited to first time buyers seeking a home that combines comfort, convenience and excellent value. Upon entering, you are welcomed by a bright entrance hall which leads through to a spacious living dining room, providing an inviting space for both relaxing and entertaining. French doors open onto the rear garden, allowing natural light to flood the room while creating a seamless connection between indoor and outdoor living. The separate kitchen offers ample worktop and storage space, making it ideal for everyday family life, while a convenient ground floor WC and useful understairs storage add further practicality.
To the first floor, the property boasts two well proportioned bedrooms, including a generous master bedroom and a comfortable second bedroom which could also serve as a guest room, nursery or home office. A modern family bathroom completes the accommodation. Outside, the home continues to impress with a private enclosed rear garden, offering a secure and low maintenance space to enjoy throughout the year. To the front, off road parking provides added convenience for homeowners and visitors alike.
Ideally located within proximity to Peterborough City Centre, the property benefits from excellent access to a wide range of shops, restaurants, leisure facilities, schools and transport connections, including the mainline railway station with direct links to London. Combining a desirable location with practical living space and no onward chain, this fantastic home is not to be missed.

Entrance Hall
3.66 x 1.09 (12'0" x 3'6")

WC
1.64 x 0.97 (5'4" x 3'2")

Kitchen
3.67 x 2.15 (12'0" x 7'0")

Lounge Diner
3.39 x 4.35 (11'1" x 14'3")

Understairs Storage
2.29 x 0.98 (7'6" x 3'2")

Landing
2.41 x 1.14 (7'10" x 3'8")

Master Bedroom
2.43 x 4.34 (7'11" x 14'2")

Bathroom
1.96 x 2.17 (6'5" x 7'1")

Bedroom Two
2.63 x 3.73 (8'7" x 12'2")

EPC - C
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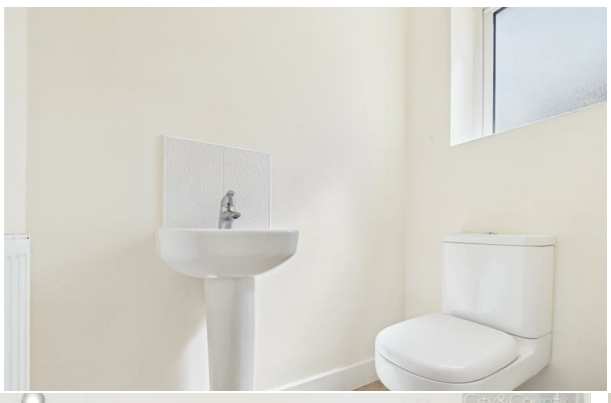

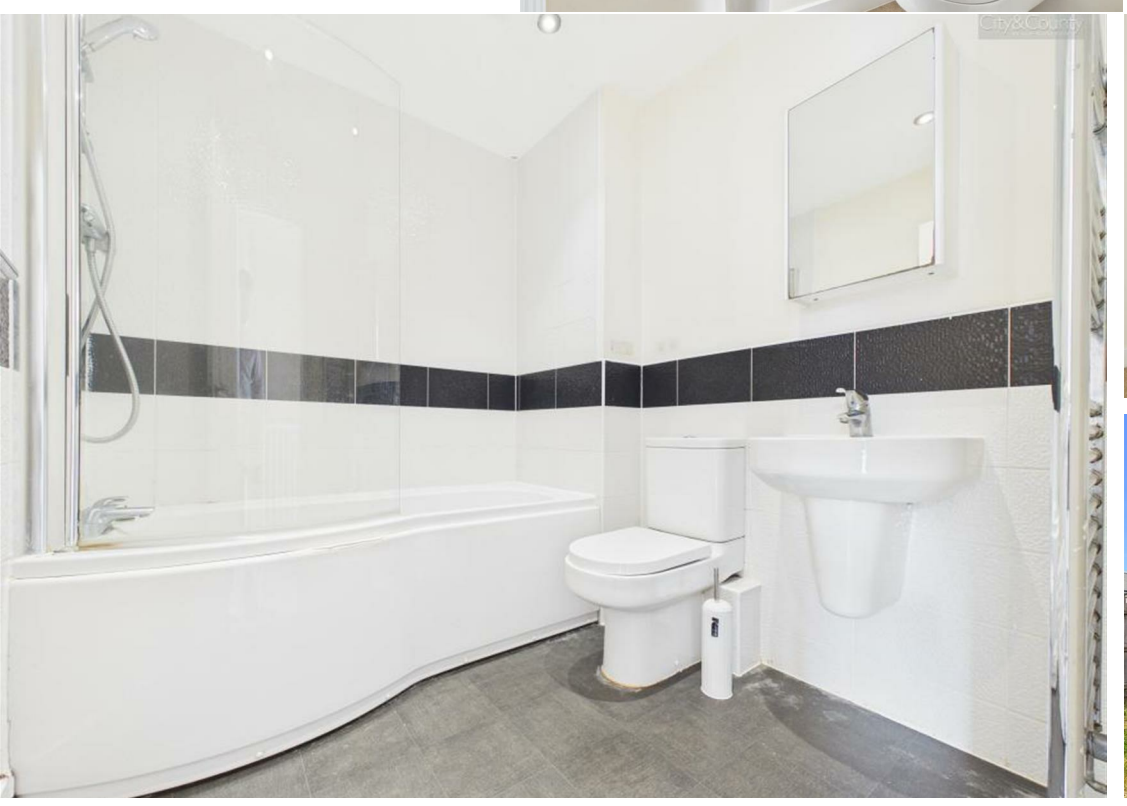

Tenure - Freehold
There is a community Green Space Charge payable, current figure is £199.68.

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: Driveway Private
Solar Panels: No
Water: Mains
Electricity: Mains Supply
Sewerage: Mains
Heating: Gas Mains
Internet connection: TBC
Internet Speed: up to 5500Mbps
Mobile Coverage: EE - Excellent, O2 - Great, Three - Great, Vodafone - Excellent

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.

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