



Charter Avenue

Market Deeping, Peterborough, PE6 8GG

£325,000 - Freehold , Tax Band - D



Floor Plan



Viewing

Please contact our City & County Estate Agents - Crowland Office on 01733 212305 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



Area Map

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 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. YOU MAY FIND THE FOLLOWING LINK USEFUL - <https://www.peterborough.gov.uk/residents/housing/selective-licensing/selective-licensing-areas/>

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Situated in the popular market town of Market Deeping, this well-presented four-bedroom detached home is offered for sale with no onward chain. Arranged over three floors, the property provides spacious and versatile family accommodation, including a bright lounge, modern kitchen diner, utility room and cloakroom. The principal bedroom benefits from an en-suite, while three further bedrooms and an additional W/C offer flexible living space. Outside, there is a private rear garden, driveway parking and a detached single garage. Ideally located close to local schools, amenities and the town centre, this is a fantastic opportunity for families and commuters alike.

Situated in the highly sought-after market town of Market Deeping, Charter Avenue is an impressive four-bedroom detached home, ideal for families seeking both space and comfort. Offered for sale with no onward chain, the property presents an excellent opportunity for buyers looking for a straightforward move. Arranged over three floors, this well-presented home offers generous room proportions and a versatile layout throughout. The ground floor features a bright and welcoming lounge, perfect for relaxing, while the modern kitchen diner provides a superb space for family meals and entertaining. A useful utility room and ground floor cloakroom add further practicality. On the first floor, there are two well-proportioned bedrooms, including a spacious principal bedroom with its own private en-suite, creating a comfortable and peaceful retreat. The second floor offers two further double bedrooms along with an additional W/C, providing flexible accommodation well suited to the needs of a growing family. Externally, the property benefits from a private rear garden, ideal for outdoor dining and family activities. To the front, a driveway provides off-road parking and leads to a single detached garage, offering additional storage or parking. With its generous living space, desirable location and excellent local amenities, this attractive home is sure to appeal to a wide range of buyers. Early viewing is highly recommended.

Entrance Hall
1.93 x 2.23 (6'3" x 7'3")

WC
1.06 x 1.32 (3'5" x 4'3")

Living Room
3.16 x 5.29 (10'4" x 17'4")

Kitchen Diner
2.76 x 5.29 (9'0" x 17'4")

Utility Area
2.15 x 1.48 (7'0" x 4'10")

First Floor Landing
2.84 x 2.42 (9'3" x 7'11")

Master Bedroom
3.17 x 5.29 (10'4" x 17'4")

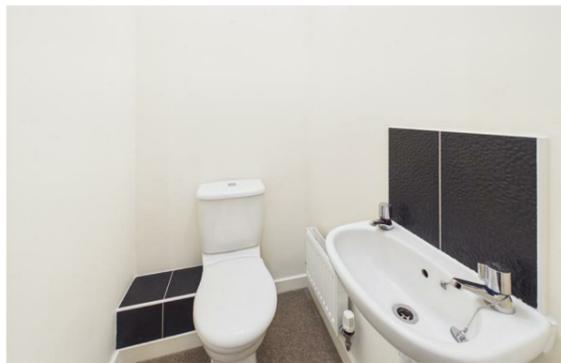
En-Suite To Master Bedroom
2.35 x 1.15 (7'8" x 3'9")

Bedroom Two
2.78 x 3.15 (9'1" x 10'4")

Bathroom
1.87 x 2.02 (6'1" x 6'7")

Second Floor Landing
1.92 x 0.85 (6'3" x 2'9")

Bedroom Three
3.16 x 3.86 (10'4" x 12'7")



WC
1.78 x 1.40 (5'10" x 4'7")

Bedroom Four
2.79 x 3.88 (9'1" x 12'8")

EPC - C
69/73

Tenure - Freehold

IMPORTANT LEGAL INFORMATION

- Construction: Standard
- Accessibility / Adaptations: Wheelchair Accessible, Wide Doorways
- 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: Yes
- Registered easements: No
- Shared driveway: Yes
- Third party loft access: No
- Third party drain access: No
- Other: No
- Parking: Driveway Shared, Garage
- Solar Panels: No
- Water: Mains
- Electricity: Mains Supply
- Sewerage: Mains
- Heating: Gas Mains
- Internet connection: Fixed Wireless
- Internet Speed: up to 2000Mbps
- Mobile Coverage: EE - Excellent, 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.

