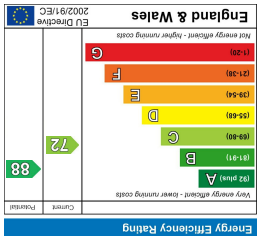


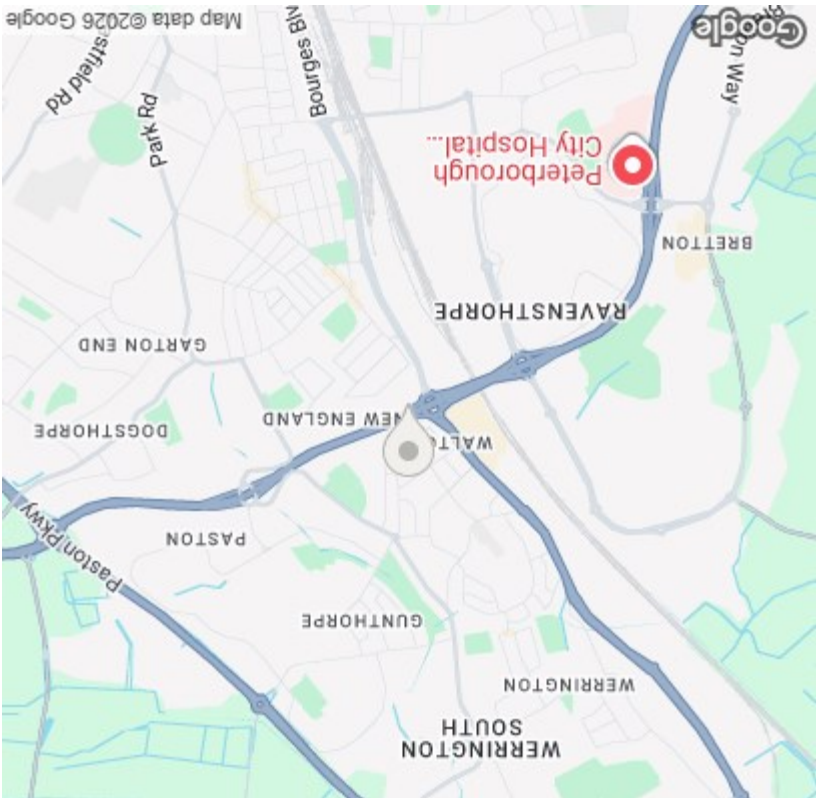
appliances and specific fittings have not been tested. Neither has the Agent checked legal documentation to verify the legal status of the property or the validity of any guarantee. All photographs, measurements, floorplans and distances referred to are given as a guide only and should not be relied 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 exchanges of contracts. Please note, if the property is being purchased as buy to let, you should consider whether selective

Office on 01733 563965 if you wish to arrange a viewing

Low!



Energy Efficiency Graph



Area Map



Floor Plan



Chaucer Road

New England, Peterborough, PE1 3LR

*** Guide Price £220,000 - £230,000 ***

A beautifully presented and surprisingly spacious three-bedroom semi-detached home, situated in the sought-after Chaucer Road, Peterborough. Offering versatile and well-planned accommodation across two floors, this wonderful property is ideal for growing families or professionals looking for a comfortable and convenient place to call home. With off-road parking, a low-maintenance rear garden, useful outbuildings, and the added benefit of a recently fitted gas combi boiler, this home truly ticks all the boxes. Early viewing is highly recommended to fully appreciate everything this fantastic property has to offer.

This impressive and generously proportioned three-bedroom semi-detached home offers a superb blend of modern living and practical convenience, making it an ideal choice for families and professionals alike. Upon entering through the welcoming entrance hall, you are immediately struck by the sense of space and light that flows throughout the ground floor. The ground floor also benefits from a convenient W/C and a hallway, perfect for busy households. The stylish kitchen diner is a real highlight, offering ample space for both cooking and dining, and is ideal for those who love to entertain. The expansive living room provides a wonderful space to relax and unwind, with plenty of room for comfortable furnishings. Heading upstairs, the first floor landing leads to three well-proportioned bedrooms, including a generous master bedroom and a comfortable second bedroom, both offering excellent space for furniture and storage, as well as a handy third bedroom perfect for a nursery, home office, or guest room. The family bathroom completes the upper floor and is both practical and well-appointed. Externally, the property benefits from off-road parking to the front, providing added convenience for homeowners and visitors alike. To the rear, the low-maintenance garden is predominantly paved, making it perfect for those seeking an outdoor space without the upkeep, and further benefits from useful outbuildings offering excellent additional storage. The property is also fitted with a brand new gas combi boiler, ensuring efficient and reliable heating throughout the year. This truly is a fantastic family home in a well-regarded location and is not to be missed.

Entrance Hall
4.04 x 1.76 (13'3" x 5'9")

Living Room
4.69 x 3.28 (15'4" x 10'9")

Kitchen Diner
2.70 x 4.26 (8'10" x 13'11")

Hallway
1.51 x 0.85 (4'11" x 2'9")

WC
1.69 x 0.88 (5'6" x 2'10")

Landing
3.14 x 0.93 (10'3" x 3'0")

Master Bedroom
3.83 x 3.26 (12'6" x 10'8")

Bedroom Two
3.58 x 3.06 (11'8" x 10'0")

Bathroom
1.68 x 2.09 (5'6" x 6'10")



Bedroom Three
1.77 x 1.82 (5'9" x 5'11")

EPC - C
72/99

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: Yes
Third party loft access: No
Third party drain access: No
Other: No
Parking: Driveway Shared, Driveway Private, Off Street Parking
Solar Panels: No
Water: Mains
Electricity: Mains Supply
Sewerage: Mains
Heating: Gas Mains
Internet connection: Fttpt
Internet Speed: up to 5500Mbps
Mobile Coverage: EE - Excellent, O2 - Great, Three - Excellent, 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