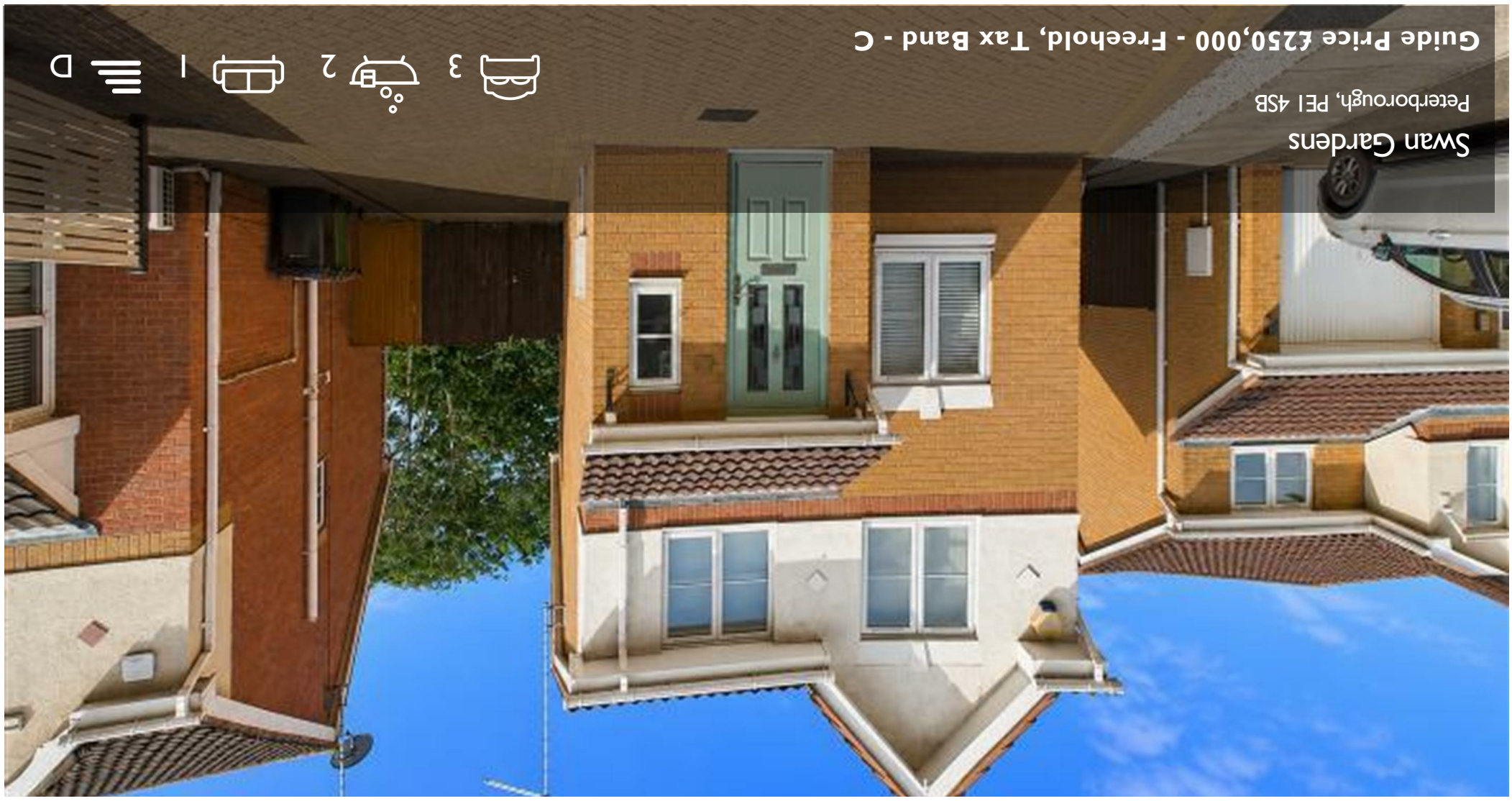


Swan Gardens

Peterborough, PE1 4SB

Guide Price £250,000 - Freehold, Tax Band - C

3 2 1 D

Floor Plan



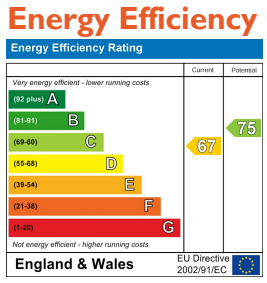
Area Map



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.

Swan Gardens

Peterborough, PE1 4SB

*** Guide Price £250,000 - £270,000***

Offered to the market with No Forward Chain, this well-presented three-bedroom detached home is an ideal first-time purchase or family home, offering spacious and modern accommodation throughout. Benefiting from a generous living room, contemporary kitchen diner, downstairs cloakroom, en-suite to the principal bedroom, enclosed rear garden and a driveway providing off-road parking for multiple vehicles, the property also offers space to construct a garage (subject to the necessary planning permissions).

Offered with No Forward Chain, this attractive detached home is perfectly suited to first-time buyers, young families or those looking to upsize, combining modern living with excellent future potential. The accommodation begins with a welcoming entrance hall, providing access to a convenient downstairs cloakroom before leading through to a spacious and light-filled living room, offering plenty of space for both relaxing and entertaining. To the rear of the property is a stylish kitchen diner, fitted with a range of wall and base units, ample worktop space and room for a family dining table. French doors open directly onto the enclosed rear garden, creating an ideal space for indoor-outdoor living during the warmer months.

The first floor comprises three well-proportioned bedrooms, with the principal bedroom benefiting from its own en-suite shower room. Bedroom two is a comfortable double, whilst the third bedroom offers flexibility as a child's room, nursery or home office. Completing the accommodation is a modern family bathroom fitted with a three-piece suite. Outside, the property enjoys a private enclosed rear garden, providing a secure and low-maintenance space for families, children and outdoor entertaining. To the front, a generous driveway offers off-road parking for multiple vehicles, with additional space to the side presenting the opportunity to construct a garage, subject to the relevant planning permissions.

Entrance Hall
0.98 x 1.99 (3'2" x 6'6")

WC
0.83 x 1.99 (2'8" x 6'6")

Living Room
4.42 x 5.41 (14'6" x 17'8")

Kitchen Diner
4.41 x 2.70 (14'5" x 8'10")

Landing
1.76 x 3.64 (5'9" x 11'11")

Master Bedroom
2.63 x 3.56 (8'7" x 11'8")

En-Suite To Master Bedroom
2.64 x 1.33 (8'7" x 4'4")

Bedroom Two
2.45 x 3.19 (8'0" x 10'5")

Bathroom
1.89 x 1.70 (6'2" x 5'6")

Bedroom Three
1.76 x 2.73 (5'9" x 8'11")

EPC - D
67/75

Tenure - Freehold

IMPORTANT LEGAL INFORMATION



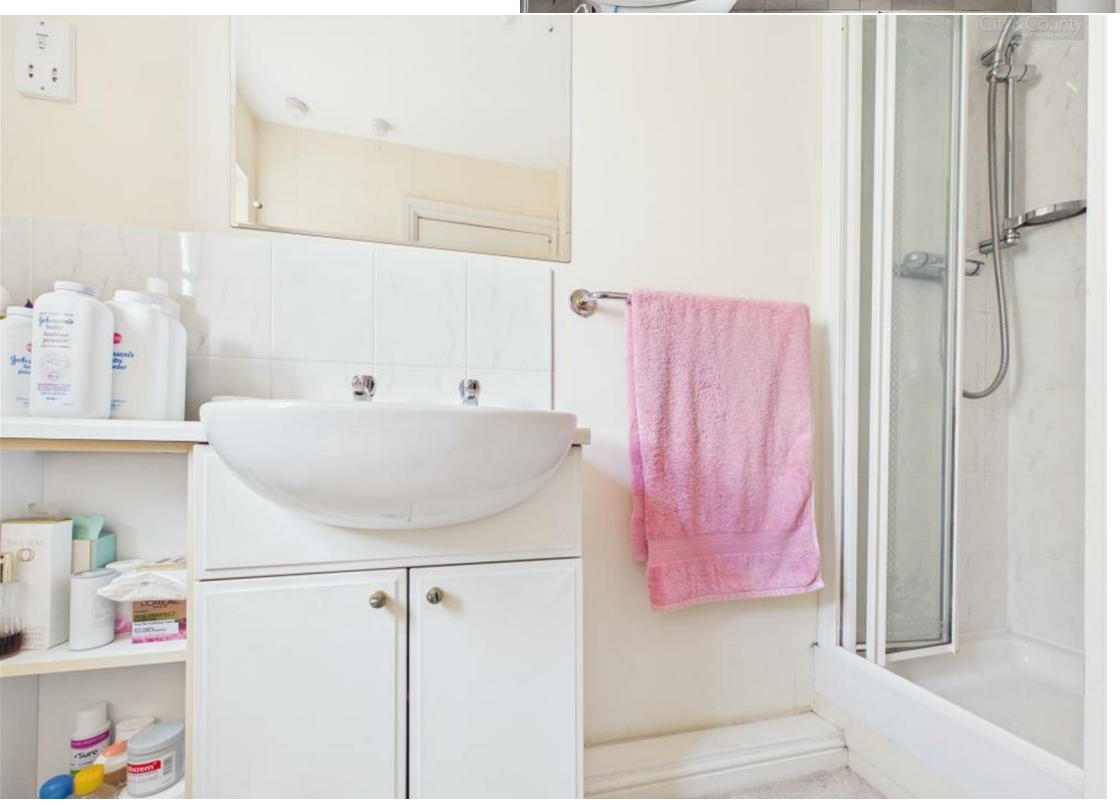
















Construction: Standard
Accessibility / Adaptations: None
Building safety: No
Known planning considerations: None
Flooded in the last 5 years: No
Sources of flooding: n/a
Flood defences: No
Coastal erosion: No
On a coalfield: No
Impacted by the effect of other mining activity: No
Conservation area: No
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: 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: Fttp
Internet Speed: up to 5500Mbps
Mobile Coverage: EE - Great, 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.





