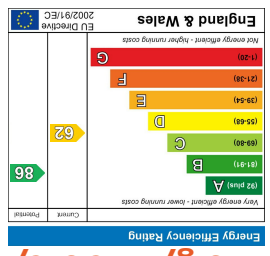
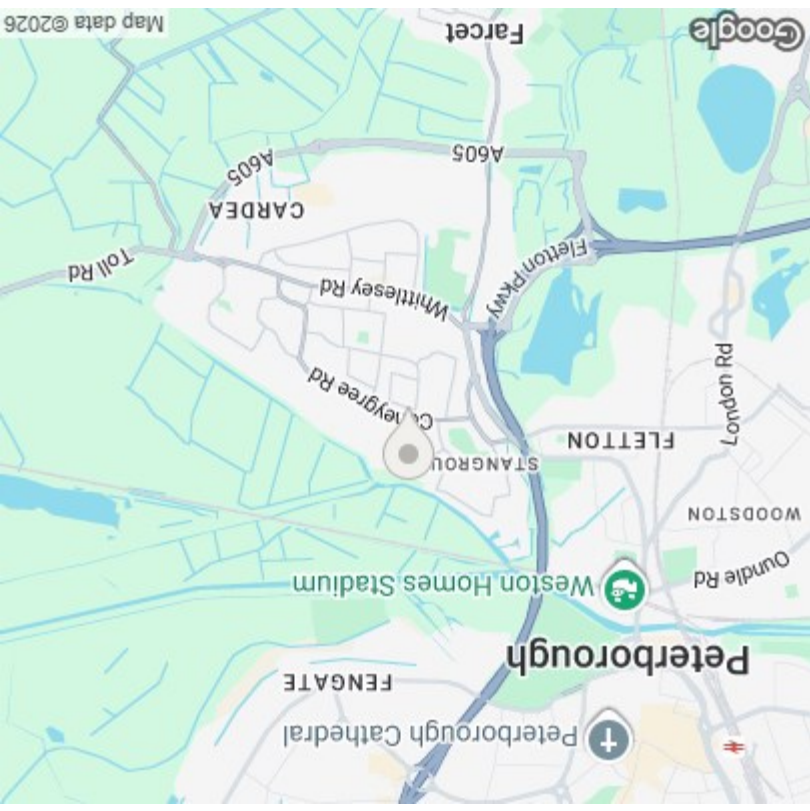


Disclaimer Important Notice: In accordance with the Property Misdescriptions Act (1991) we have prepared these Sales Particulars as a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey 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 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 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 Graph



Area Map



Floor Plan



Coppingford Close
 Stanground, Peterborough, PE2 8PE

Asking Price £200,000 - Freehold , Tax Band - B

2 Bedrooms, 1 Bathrooms, 2 Living Areas, D

Coppingford Close

Stanground, Peterborough, PE2 8PE

Coppingford Close in Stanground, Peterborough, presents a fantastic opportunity to acquire a beautifully presented semi-detached property with no forward chain. Tucked away in a quiet cul-de-sac location, this home has been recently decorated throughout, offering a fresh and modern feel. Ideal for first-time buyers or families, the property boasts a private, enclosed garden, perfect for relaxation or entertaining, along with the convenience of a single garage. With local schooling and excellent transport links nearby, this home provides a superb balance of comfort, convenience, and accessibility.

Nestled in a peaceful cul-de-sac in Stanground, Peterborough, this charming semi-detached home offers a blend of comfort, convenience, and modern living. Boasting a spacious lounge diner the property provides an inviting space for relaxation and entertaining, with French doors opening onto the private, enclosed garden, perfect for outdoor enjoyment. The recently decorated interior enhances the fresh and contemporary feel throughout. The well-proportioned kitchen with ample workspace and storage, conveniently leads to both the entrance hall and the attached single garage, providing additional practicality and storage options. A ground floor study/guest-bedroom adds versatility, making it ideal for a guest room, or home office.

Upstairs, the home features a spacious master bedroom, filled with natural light, along with a comfortable second bedroom both offering a peaceful retreat. The modern family bathroom is conveniently located off the landing. Situated close to local schools and transport links, this property is an excellent choice for first-time buyers and families alike. With no forward chain, this home is ready for its next owners to move in and enjoy immediately.

Entrance Hall

1.74 x 3.39 (5'8" x 11'1")

Lounge Diner

6.50 x 2.73 (21'3" x 8'11")

Kitchen

2.23 x 3.42 (7'3" x 11'2")

Office/Study

1.98 x 1.96 (6'5" x 6'5")

Landing

1.65 x 0.76 (5'4" x 2'5")

Master Bedroom

2.52 x 4.90 (8'3" x 16'0")

Bathroom

1.69 x 2.06 (5'6" x 6'9")

Bedroom Two

2.87 x 2.03 (9'4" x 6'7")

Garage

6.26 x 2.34 (20'6" x 7'8")

EPC - D

62/86

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: 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, Single Garage
Solar Panels: No
Water: Mains
Electricity: Mains Supply
Sewerage: Mains
Heating: Gas Mains
Internet connection: Fttp
Internet Speed: up to 1800Mbps
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.

DRAFT DETAILS AWAITING VENDOR APPROVAL

