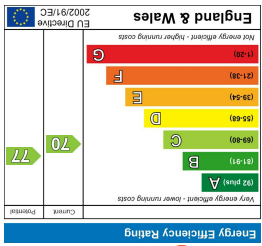
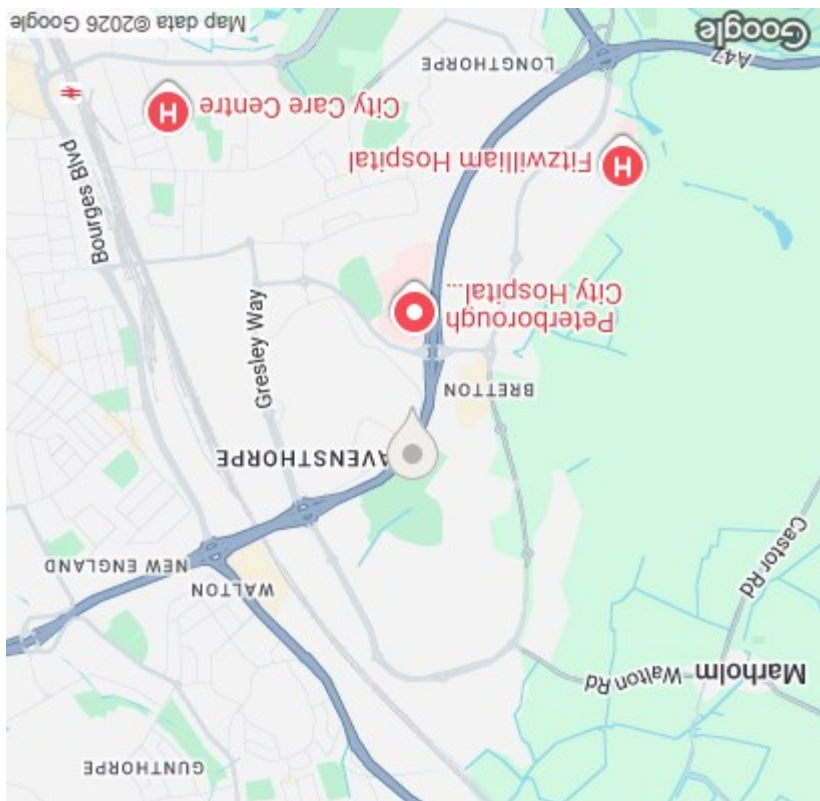


Disclaimer Important Notice: In accordance with the Property Misdescriptions Act (1991) we have prepared these Sales Particulars as a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey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



Energy Efficiency Graph



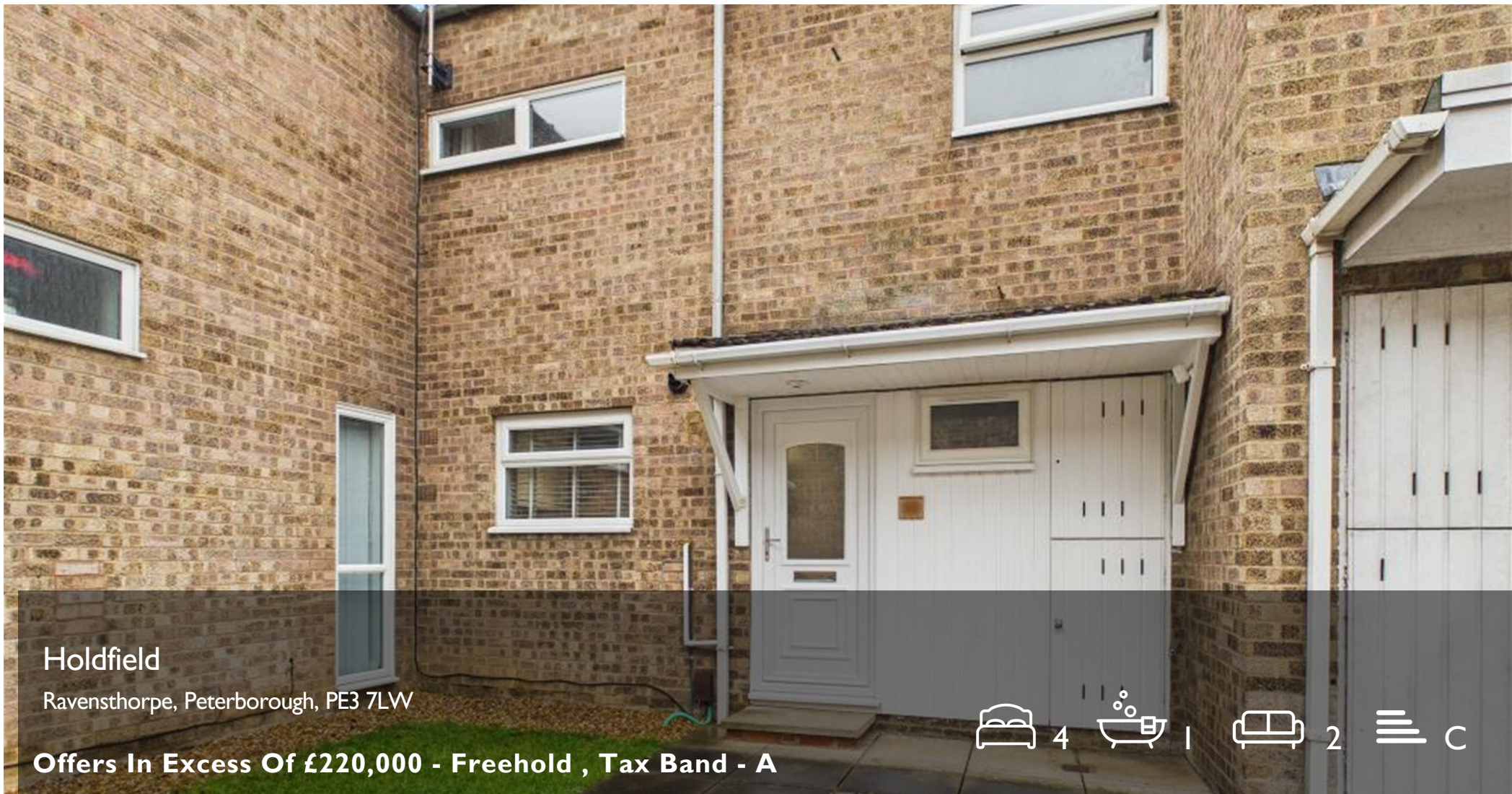
Area Map



Floor Plan

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.

Viewing



Holdfield

Ravensthorpe, Peterborough, PE3 7LW

A well proportioned four bedroom terrace home set within a quiet cul-de-sac, offering versatile living accommodation including a spacious living dining room, conservatory, and the fourth bedroom on the ground floor that could easily be used as a further reception room. The property further benefits from a downstairs WC, a four piece family bathroom, a private enclosed rear garden, and a useful workshop or storage building, making it an ideal first time purchase or family home.

Situated in a peaceful cul-de-sac location, this spacious four bedroom terrace home provides flexible and well balanced accommodation across two floors. Upon entering, a generous entrance hall leads through to a bright and airy living dining room, offering ample space for both relaxation and entertaining, with direct access into a conservatory that overlooks the rear garden. The ground floor also features a well sized kitchen with good storage and worktop space, alongside a convenient downstairs WC and additional storage. A further reception room, currently arranged as a fourth bedroom, offers excellent versatility and could equally serve as a home office, playroom, or snug depending on requirements. To the first floor, the property offers three bedrooms, including a spacious main bedroom and a well proportioned second bedroom, both providing comfortable accommodation. A third bedroom offers further flexibility, ideal as a child's room or study. These are serviced by a modern four piece family bathroom comprising a bath, separate shower, wash hand basin, and WC.

Externally, the property benefits from a private enclosed rear garden, perfect for outdoor dining and family use. To the rear, a substantial workshop or storage building provides excellent additional space, ideal for hobbies or practical storage needs. On street parking is available to the front. This is a fantastic opportunity for first time buyers or growing families seeking a well located home with versatile living space and excellent potential.

Entrance Hall
4.44 x 3.01 (14'6" x 9'10")

WC
1.16 x 1.51 (3'9" x 4'11")

Storage Room
1.36 x 1.74 (4'5" x 5'8")

Living/Dining
3.33 x 5.60 (10'11" x 18'4")

Conservatory
2.26 x 3.25 (7'4" x 10'7")

Kitchen
4.40 x 2.51 (14'5" x 8'2")

Hallway
2.53 x 1.30 (8'3" x 4'3")

Bedroom Four/Reception Room
3.60 x 4.10 (11'9" x 13'5")

Utility Cupboard

Landing
2.68 x 0.82 (8'9" x 2'8")

Master Bedroom
4.37 x 2.56 (14'4" x 8'4")

Bedroom Two
3.37 x 3.01 (11'0" x 9'10")



Bathroom
2.64 x 3.57 (8'7" x 11'8")

Bedroom Three
3.05 x 2.02 (10'0" x 6'7")

Storage Shed/Workshop
5.48 x 2.43 (17'11" x 7'11")

EPC - C
70/77

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: Street Parking Permit Not required
- Solar Panels: No
- Water: Mains
- Electricity: Mains Supply
- Sewerage: Mains
- Heating: Gas Mains
- Internet connection: Cable
- Internet Speed: up to 1000Mbps
- Mobile Coverage: EE - Great, O2 - Excellent, 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.