

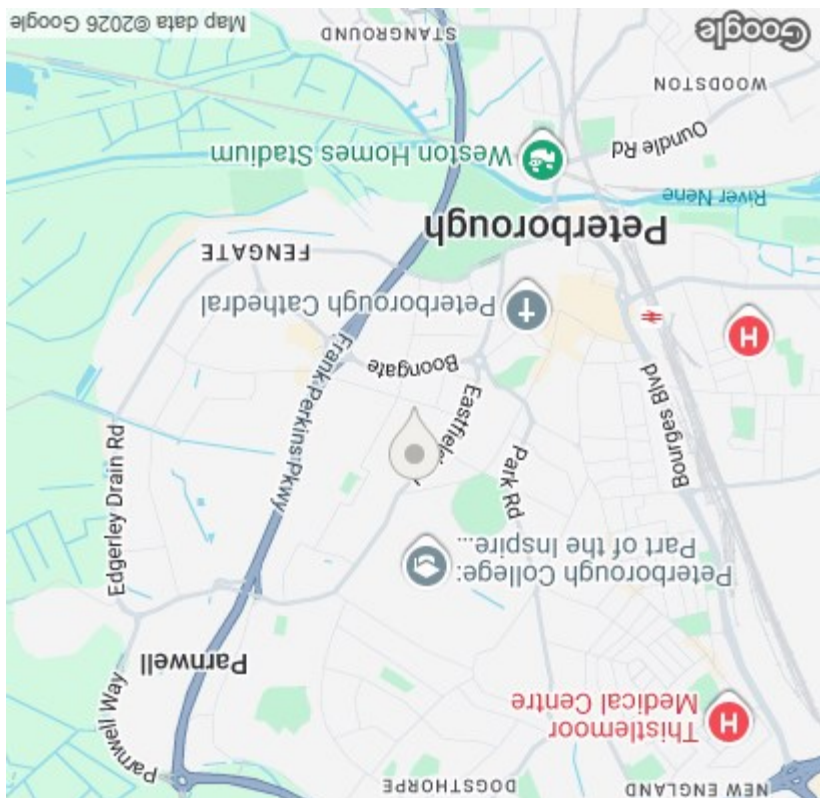
Disclaimer Important Notice: In accordance with the Property Misdescriptions Act (1991) we have prepared these Sales Particulars as a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services of 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 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 Rating	
Current Rating	Very Energy Efficient - lower energy costs
A	88+
B	81-87
C	69-80
D	55-68
E	39-54
F	21-38
G	1-20

EU Directive 2002/91/EC
 Not energy efficient - higher energy costs

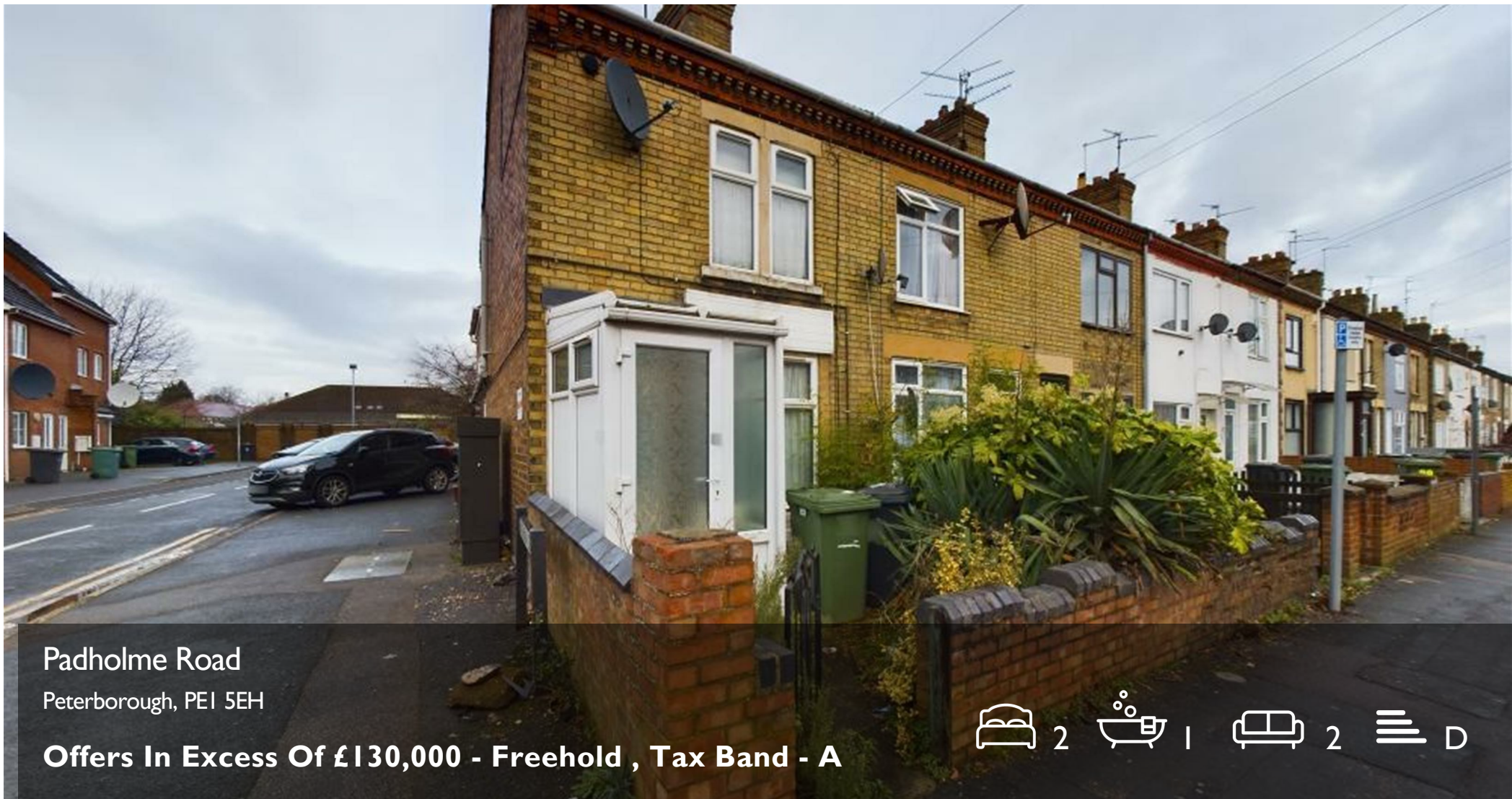
Energy Efficiency Graph



Area Map







Floor Plan



Padholme Road
 Peterborough, PE1 5EH

Offers In Excess Of £130,000 - Freehold , Tax Band - A

 2
  1
  2
  D

Padholme Road
Peterborough, PE1 5EH

City and County are pleased to market this spacious, two bedroom, end of terrace property located in the city centre of Peterborough. Offering easy access to local amenities, schooling and transport links, this property is the ideal purchase for a first-time buyer or investor.

Briefly comprising downstairs, an entrance porch, good sized living room, and a separate dining room. The kitchen is fitted with a matching range of base and eye level units with space for a washing machine, dishwasher, and a fridge/freezer. Integrated oven, and a four ring gas hob with an extractor over. There is also the benefit of a downstairs cloakroom. Upstairs benefits from two double bedrooms and a large family bathroom fitted with a four-piece suite comprising, a WC, a wash hand basin, a bath, and a walk in shower. To the rear, there is a long enclosed garden, which is mainly laid to lawn and has good sized storage sheds. To the front, there is an enclosed courtyard leading to the front door. To the rear provides a single garage with parking!

Entrance Porch
1.37 x 1.37 (4'5" x 4'5")

Living Room
3.60 x 3.49 (11'9" x 11'5")

Hallway
0.83 x 1.04 (2'8" x 3'4")

Dining Room
3.58 x 2.91 (11'8" x 9'6")

Kitchen
3.33 x 2.39 (10'11" x 7'10")



WC
0.93 x 1.10 (3'0" x 3'7")

Rear Lobby
1.02 x 0.93 (3'4" x 3'0")

Landing
0.85 x 1.13 (2'9" x 3'8")

Master Bedroom
3.62 x 3.54 (11'10" x 11'7")

Bathroom
3.59 x 1.48 (11'9" x 4'10")

Hallway
3.60 x 0.90 (11'9" x 2'11")

Bedroom Two
3.12 x 1.65 (10'2" x 5'4")

EPC - D
63/88

Tenure - Freehold

**DRAFT DETAILS AWAITING
VENDOR APPROVAL**

