

Serlby Gardens

Nethertron, Peterborough, PE3 9QD

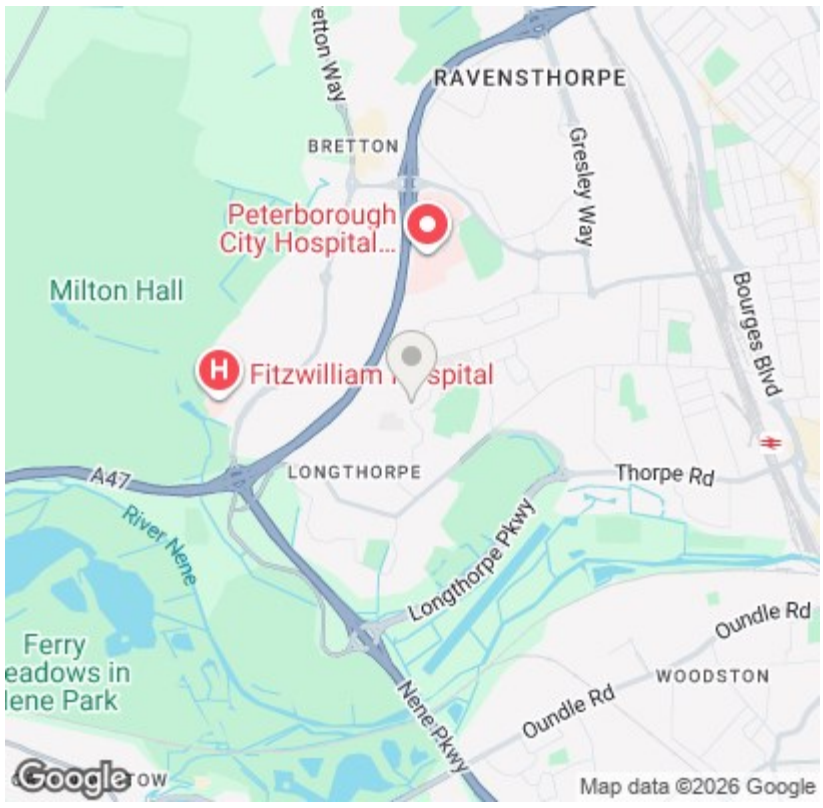
Offers In Excess Of £340,000 - Freehold, Tax Band - D

4 2 2 C

Floor Plan



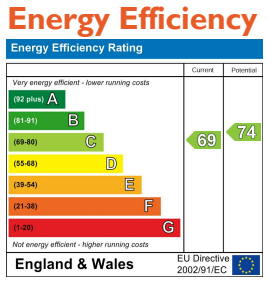
Area Map



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.

Serlby Gardens

Netherton, Peterborough, PE3 9QD

Situated within a private cul-de-sac in the sought after village of Netherton, this spacious four bedroom detached chalet home offers versatile accommodation, generous gardens and a detached double garage, making it an ideal family home. Conveniently located close to local amenities, the property enjoys ample off road parking for several vehicles, a private enclosed rear garden and excellent storage throughout.

Occupying a generous plot within a quiet cul-de-sac, this well proportioned detached chalet home offers flexible living accommodation extending to approximately 1,595 sq ft. The ground floor comprises a welcoming entrance hall, a spacious living room, separate dining room and a well sized kitchen diner overlooking the rear garden. A versatile fourth bedroom is also located on the ground floor, ideal for guests, multi generational living or a home office, alongside a modern shower room and several useful storage cupboards. To the first floor are three further bedrooms, including a generous principal bedroom, all served by a family bathroom. Additional built in storage further enhances the practicality of the accommodation. Externally, the property enjoys a spacious front garden with extensive off road parking leading to a detached double garage, providing excellent storage or workshop potential. The enclosed rear garden offers a private outdoor space, perfect for relaxing, entertaining or family life. Located within the highly regarded village of Netherton, the property benefits from a peaceful setting whilst remaining within easy reach of Peterborough, local amenities, schooling and excellent transport links, making this an exceptional opportunity for buyers seeking a spacious home in a desirable village location.

Entrance Hall
1.52 x 5.52 (4'11" x 18'1")

Bedroom Four
2.46 x 3.22 (8'0" x 10'6")

Living Room
3.04 x 4.36 (9'11" x 14'3")

Shower Room
2.10 x 2.33 (6'10" x 7'7")

Hallway
1.43 x 0.83 (4'8" x 2'8")

Dining Room
2.96 x 3.53 (9'8" x 11'6")

Storage Cupboard
1.23 x 1.19 (4'0" x 3'10")

Kitchen Diner
4.22 x 4.07 (13'10" x 13'4")

Hallway
2.69 x 0.96 (8'9" x 3'1")

Landing
2.80 x 1.08 (9'2" x 3'6")

Master Bedroom
3.19 x 5.03 (10'5" x 16'6")

Bathroom
1.92 x 1.68 (6'3" x 5'6")

Bedroom Two
3.31 x 2.75 (10'10" x 9'0")

Bedroom Three
3.28 x 2.27 (10'9" x 7'5")



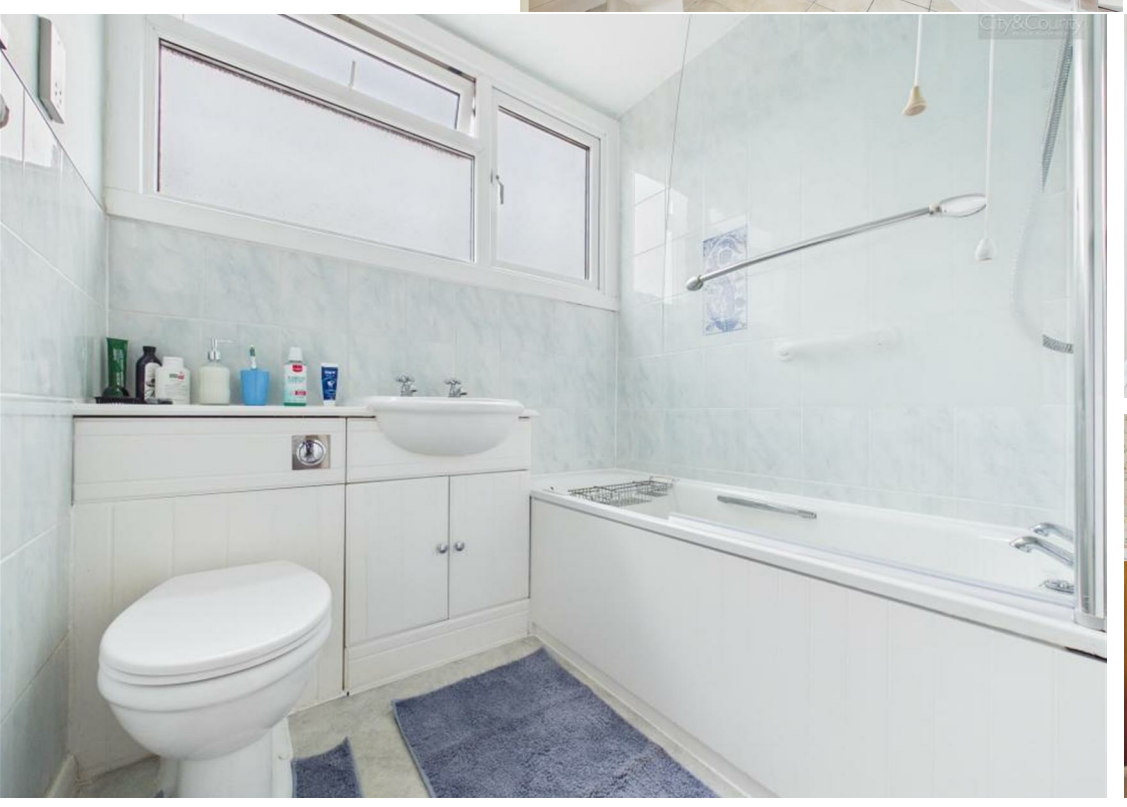






















Garage
5.88 x 5.26 (19'3" x 17'3")

EPC - C
69/74

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: Double Garage, Off Street Parking, Rear Of Property, 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 5500Mbps
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.