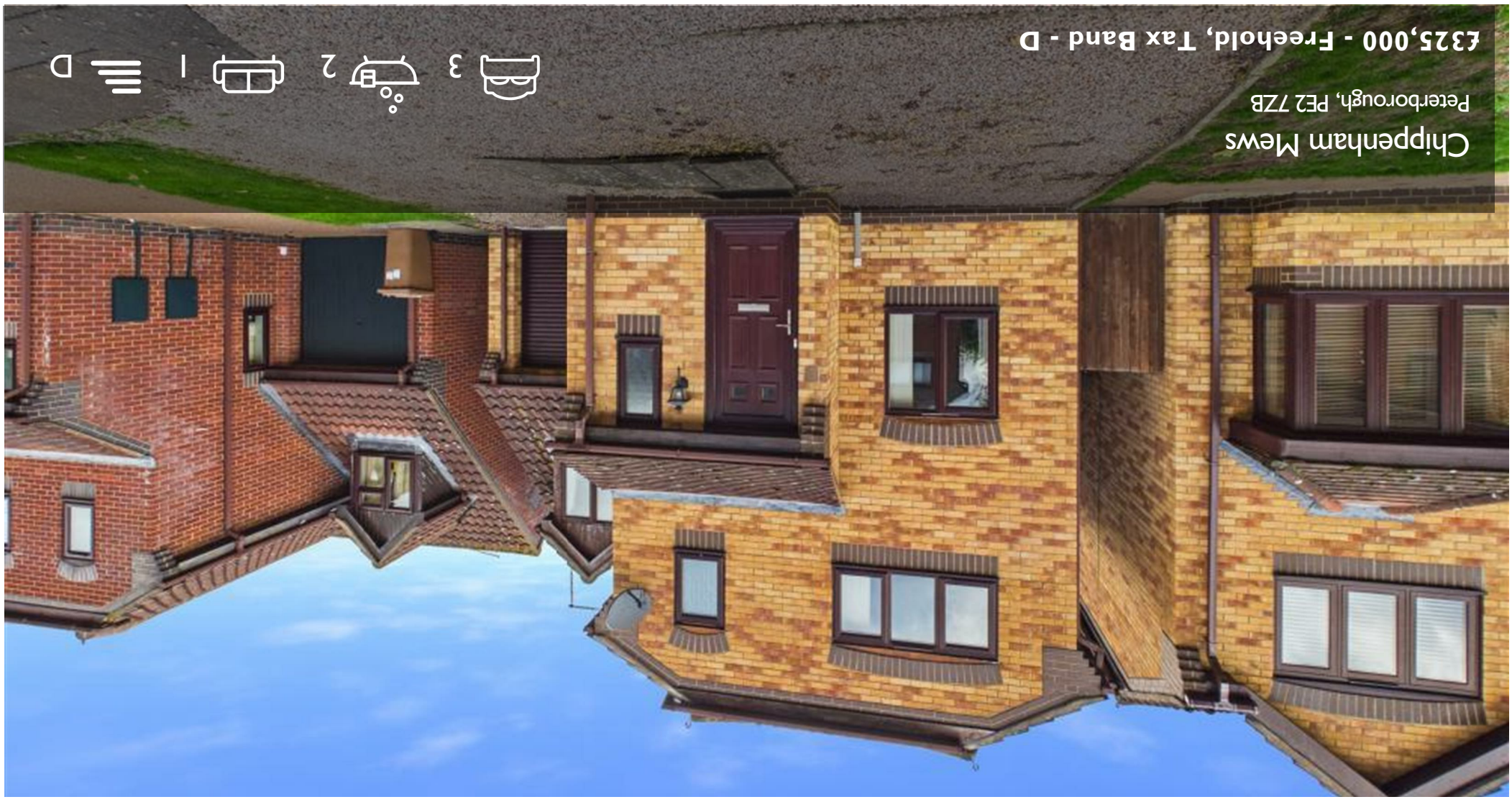


Chippenham Mews

Peterborough, PE2 7ZB

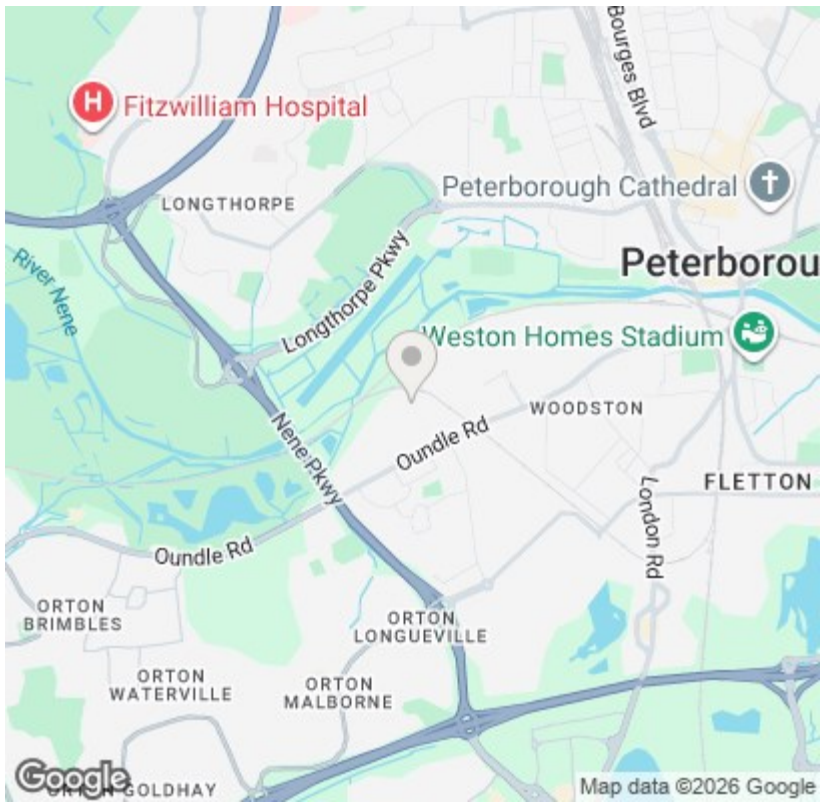
£325,000 - Freehold, Tax Band - D

3 2 1 D

Floor Plan



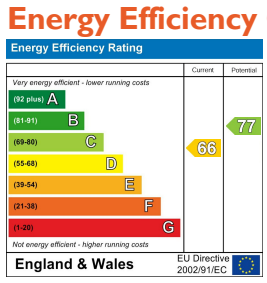
Area Map



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.

Chippenham Mews

Peterborough, PE2 7ZB

Occupying a desirable cul-de-sac position in Botolph Green, this attractive three bedroom detached family home offers a wonderful combination of comfortable living space, a generous conservatory and a private landscaped rear garden. Offered for sale with no forward chain, the property further benefits from driveway parking, a single garage, an en-suite to the master bedroom and a convenient downstairs WC, making it an appealing prospect for families and buyers looking to settle into a well established residential setting.

Upon entering, the welcoming accommodation begins with an entrance porch leading into a well proportioned living room, providing a lovely space to unwind and relax. The kitchen diner sits to the rear of the property and offers a practical yet sociable setting for everyday family life, with direct access into the impressive conservatory. Flooded with natural light, this additional reception space creates a wonderful extension to the ground floor, ideal for enjoying views of the garden, entertaining friends or simply making the most of the space throughout the seasons. A downstairs WC completes the ground floor. Upstairs, the landing leads to three bedrooms, with the master bedroom enjoying the added luxury of its own en-suite shower room, while the remaining bedrooms are served by a family bathroom. Outside, the private landscaped rear garden provides an attractive backdrop for summer entertaining, alfresco dining or enjoying a quiet moment outdoors. To the front, driveway parking and a single garage offer excellent practicality, completing a well rounded home in a sought after cul-de-sac location. With its versatile accommodation, generous conservatory and no forward chain, this is a property well worth viewing. **Probate has been granted.**

Entrance Porch
1.04 x 1.00 (3'4" x 3'3")

WC
1.72 x 0.98 (5'7" x 3'2")

Living Room
4.10 x 3.70 (13'5" x 12'1")

Kitchen Diner
2.99 x 4.57 (9'9" x 14'11")

Conservatory
2.86 x 3.50 (9'4" x 11'5")

Landing
2.66 x 1.77 (8'8" x 5'9")

Master Bedroom
3.39 x 2.77 (11'1" x 9'1")

En-Suite To Master Bedroom
1.43 x 1.62 (4'8" x 5'3")

Bedroom Two
3.18 x 2.74 (10'5" x 8'11")

Bathroom
2.02 x 1.79 (6'7" x 5'10")

Bedroom Three
3.07 x 2.64 (10'0" x 8'7")

Garage
5.92 x 2.71 (19'5" x 8'10")

EPC - D
66/77

Tenure - Freehold

IMPORTANT LEGAL INFORMATION

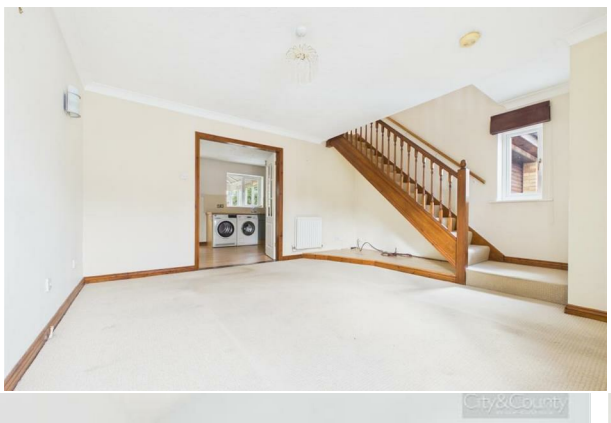


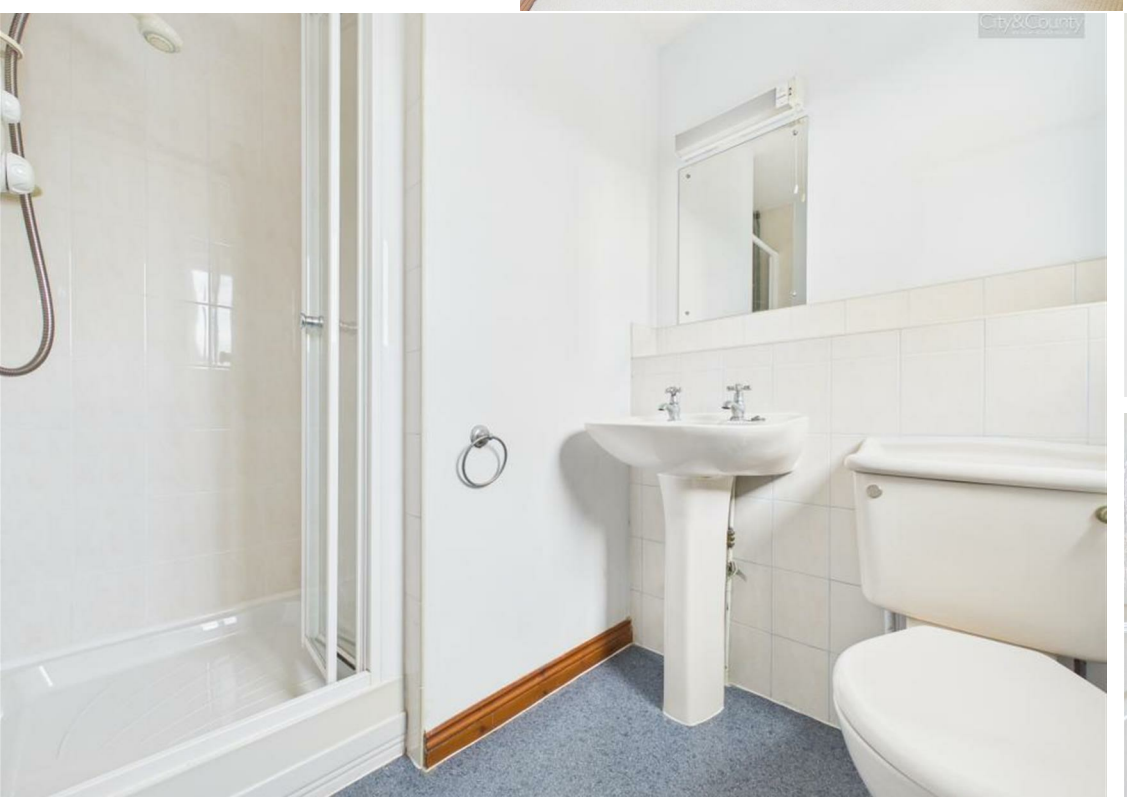














Construction: Standard
Accessibility / Adaptations: None
Building safety: No
Known planning considerations: None
Flooded in the last 5 years: No
Sources of flooding: n/a
Flood defences: No
Coastal erosion: No
On a coalfield: No
Impacted by the effect of other mining activity: No
Conservation area: No
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: Yes
Business from property NOT allowed: Yes
Property subletting: No
Tree preservation order: No
Other: No
Right of way public: No
Right of way private: Yes
Registered easements: Yes
Shared driveway: No
Third party loft access: No
Third party drain access: Yes
Other: Yes
Parking: Single Garage, Driveway Private
Solar Panels: No
Water: Mains
Electricity: Mains Supply
Sewerage: Mains
Heating: Gas Mains
Internet connection: Cable
Internet Speed: up to 5500Mbps
Mobile Coverage: EE - Great, 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.





