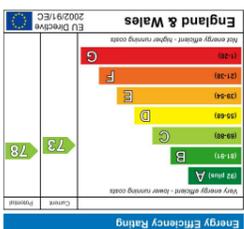
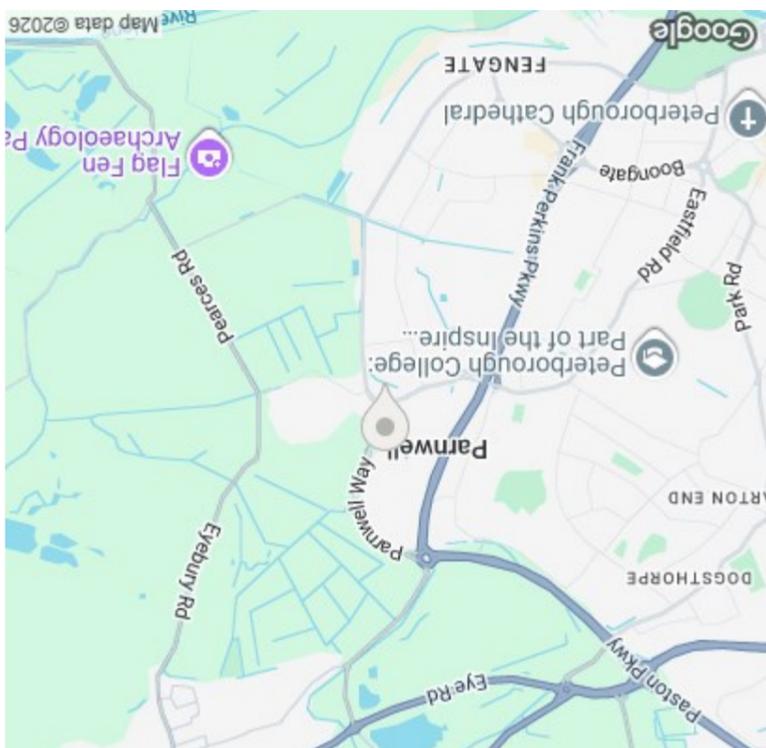


Disclaimer Important Notice: In accordance with the Property Misdescriptions Act (1991) we have prepared these Sales Particulars as a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey 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 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. YOU MAY FIND THE FOLLOWING LINK USEFUL - <https://www.peterborough.gov.uk/residents/housing/selective-licensing/selective-licensing-areas/>



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**



**Meadenvale**

Parnwell, Peterborough, PE1 5PU

**Guide Price £240,000 - Freehold , Tax Band - C**



# Meadenvale

Parnwell, Peterborough, PE1 5PU

\*\*Guide Price £240,000 - £260,000\*\*

Situated in a corner position within the popular Meadenvale area of Peterborough, this modern detached home offers well-presented accommodation throughout, a private low-maintenance garden, and the added benefit of a detached garage with power and lighting.

This modern detached home occupies a pleasant corner position in the sought-after area of Meadenvale, Peterborough, and is presented to a good standard throughout, making it an excellent choice for a variety of buyers. On entering the property, you are welcomed by a bright entrance hallway which provides access to a convenient downstairs WC before leading into a generously sized living room, perfect for relaxing or entertaining. From here, double doors open into a modern and airy kitchen diner, offering a sociable layout with French doors that flow seamlessly into the rear garden. Upstairs, a central landing gives access to three well-proportioned bedrooms, including a comfortable master, as well as a neatly presented family bathroom. The home further benefits from a replacement Worcester boiler installed within the last three years, offering both efficiency and peace of mind. Outside, the rear garden has been designed with low maintenance in mind while also offering an excellent degree of privacy, creating a secure and enjoyable outdoor space. Completing the property is a detached garage equipped with power and lighting, ideal for secure parking, storage, or workshop use.

**Entrance Hall**  
1.17 x 2.32 (3'10" x 7'7")

**WC**  
0.76 x 1.44 (2'5" x 4'8")

**Living Room**  
4.42 x 4.09 (14'6" x 13'5")

**Kitchen Diner**  
4.39 x 2.89 (14'4" x 9'5")

**Landing**  
1.89 x 2.71 (6'2" x 8'10")

**Master Bedroom**  
2.48 x 3.22 (8'1" x 10'6")

**Bedroom Two**  
2.47 x 3.14 (8'1" x 10'3")

**Bathroom**  
1.87 x 1.95 (6'1" x 6'4")

**Bedroom Three**  
1.88 x 2.54 (6'2" x 8'3")

**Garage**  
2.60 x 5.66 (8'6" x 18'6")

**EPC - C**  
73/78

**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 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: Single Garage, Driveway Private, Off Street Parking  
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**

