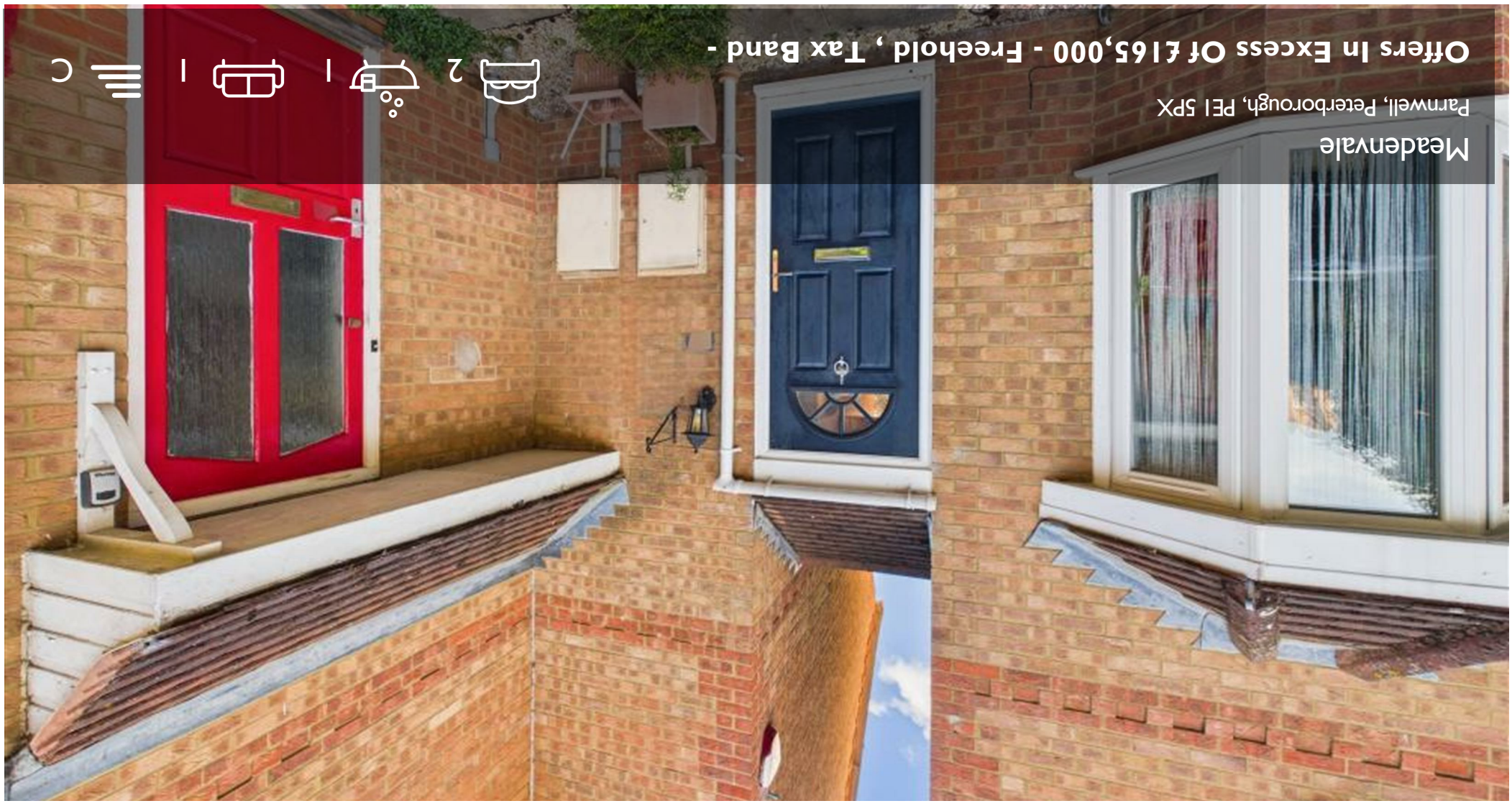


Meadenvale

Parnwell, Peterborough, PE1 5PX

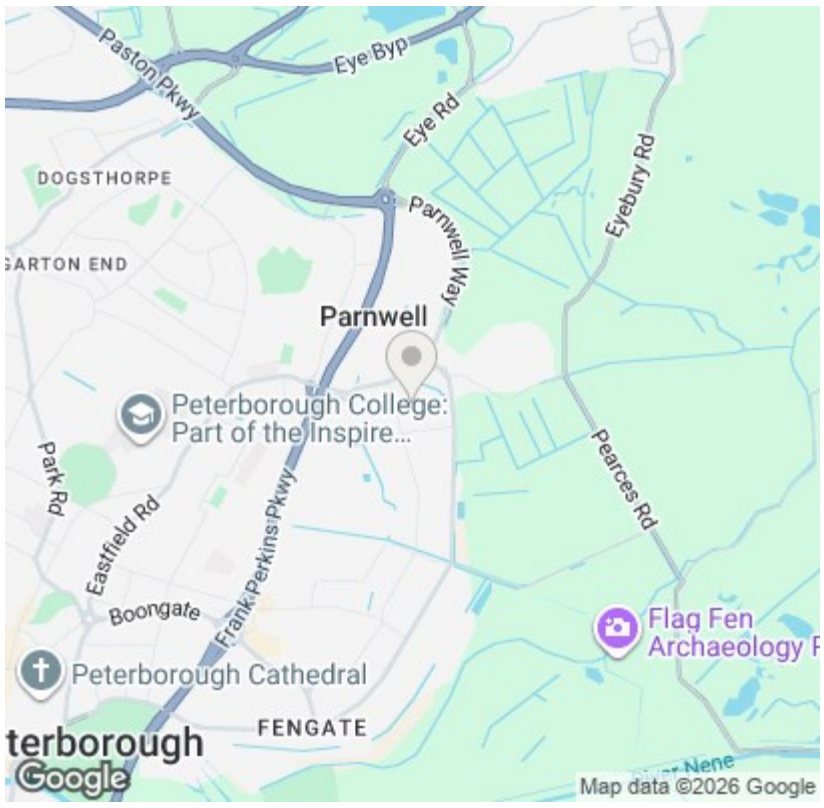
Offers In Excess Of £165,000 - Freehold , Tax Band -

2 | | C

Floor Plan



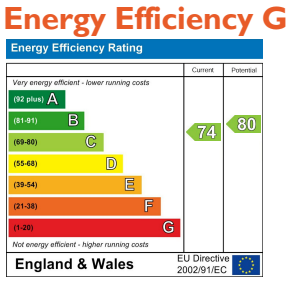
Area Map



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.

Meadenvale

Parnwell, Peterborough, PE1 5PX

Offered for sale with no forward chain, this well presented linked mid terraced house on Meadenvale is an ideal first time buy or investment purchase. The accommodation includes a bright living room, a modern kitchen/diner with French doors to the garden, two bedrooms and a modern bathroom, complemented by ample off road parking and a generous garden.

Offered for sale with no forward chain, this well presented linked mid terraced house on Meadenvale in Peterborough is a superb opportunity for first time buyers and investors alike. Stepping through the front door, you are welcomed into a practical entrance hallway, providing a useful space to remove coats and shoes before leading through into the living room. This bright and inviting reception room is filled with natural light from its window, offering a comfortable space to relax and entertain, with the staircase rising to the first floor from here. Beyond the living room, a door opens into the modern kitchen diner, fitted with a stylish range of units, an integrated hob and a sink beneath a side window, with plenty of space for a dining table, perfect for family meals or hosting friends. French doors open directly onto the garden, creating a lovely connection between indoor and outdoor living and flooding the room with light. Upstairs, the landing gives access to all first floor rooms, including the spacious master bedroom, a generous double with a rear-facing window and plenty of room for freestanding furniture. Bedroom two is another well proportioned room, ideal as a child's bedroom, guest room or home office. Completing the accommodation is the modern bathroom, fitted with a contemporary suite comprising a bath with shower over, WC and wash hand basin, finished to a high standard. Outside, the property benefits from ample off road parking to the front, while the generous garden to the rear provides a fantastic space for outdoor dining, entertaining, gardening or play, offering excellent scope for the new owner to make it their own. Combining modern fittings, well planned living space and a larger than average garden, this home would make an ideal first time buy or investment purchase, and early viewing is highly recommended.

Entrance Hall
1.76 x 0.94 (5'9" x 3'1")

Living Room
3.85 x 4.18 (12'7" x 13'8")

Kitchen Diner
3.92 x 2.80 (12'10" x 9'2")

Landing
1.88 x 1.58 (6'2" x 5'2")

Master Bedroom
3.87 x 2.52 (12'8" x 8'3")

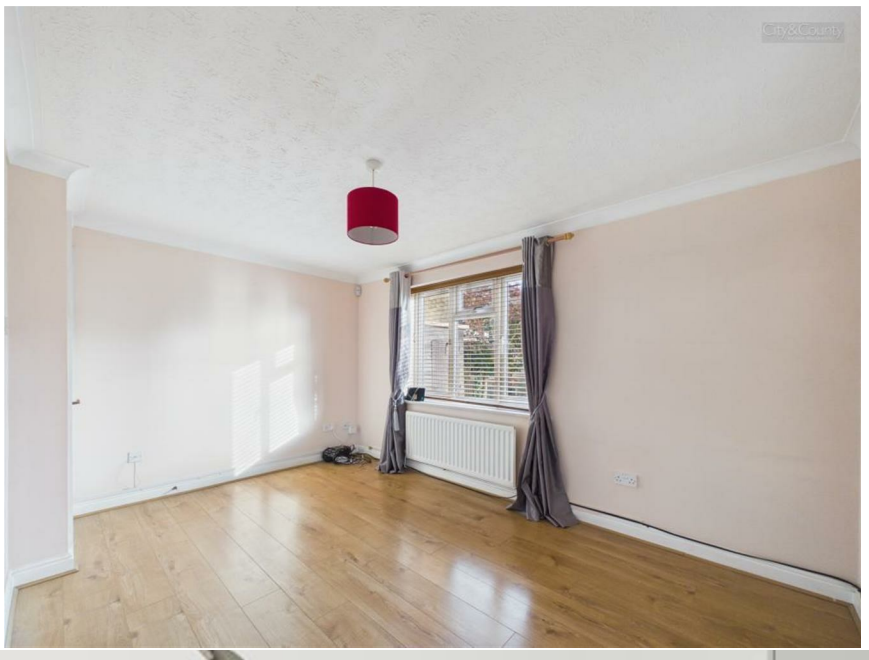
Bathroom
1.68 x 1.94 (5'6" x 6'4")

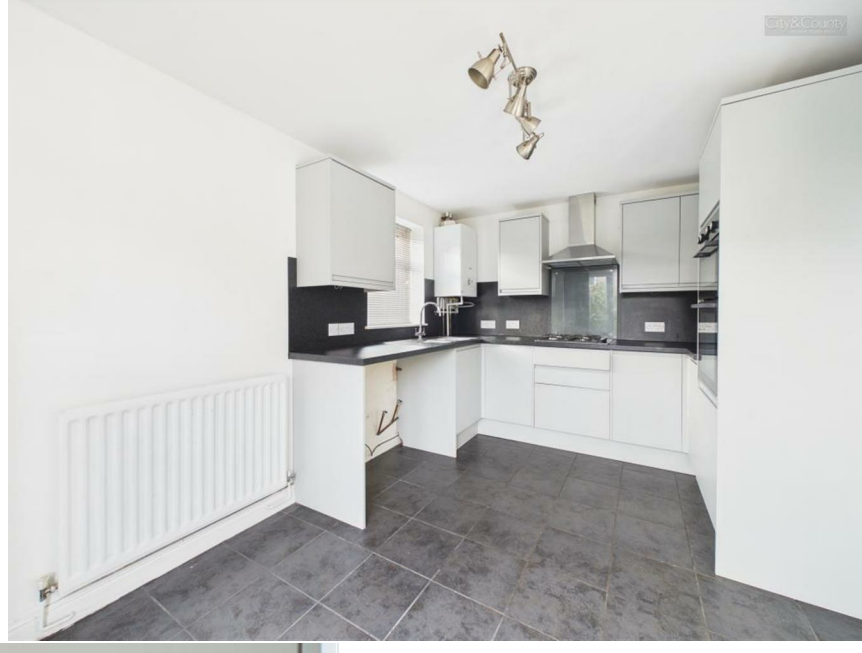
Bedroom Two
2.88 x 2.58 (9'5" x 8'5")

EPC - C
74/80

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: Yes
Property subletting: Yes
Tree preservation order: No
Other: No
Right of way public: No
Right of way private: No
Registered easements: TBC
Shared driveway: Yes
Third party loft access: No
Third party drain access: No
Other: No
Parking: Communal Car Park Allocated Space x 3, Driveway Shared, Rear Of Property, Residents Parking
Solar Panels: No
Water: Mains
Electricity: Mains Supply
Sewerage: Mains
Heating: Gas Mains
Internet connection: TBC
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.

DRAFT DETAILS AWAITING VENDOR APPROVAL



