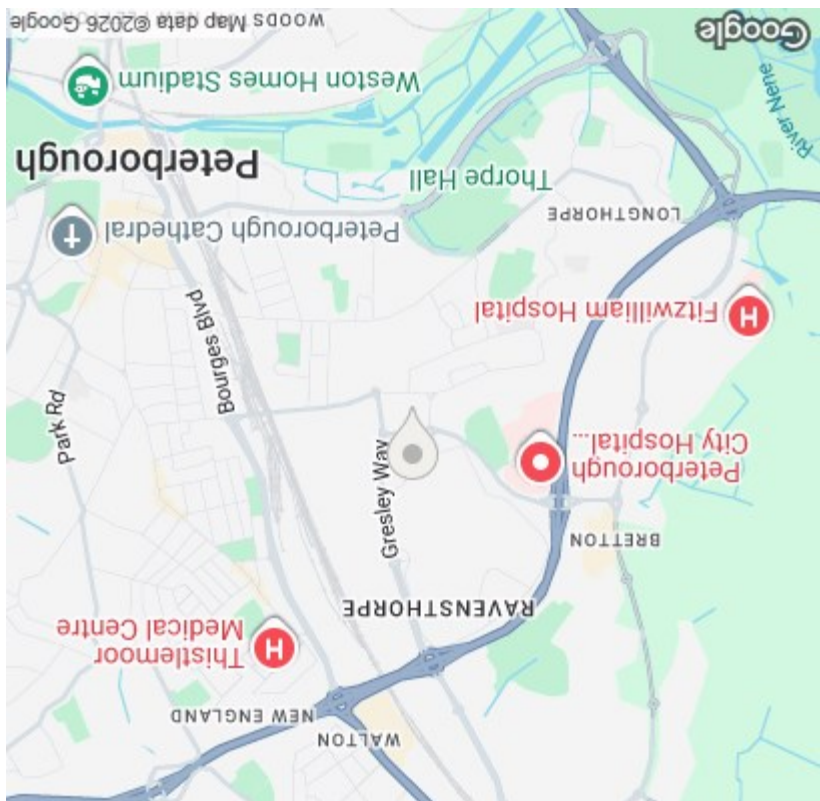


Disclaimer Important Notice: In accordance with the Property Misdescriptions Act (1991) we have prepared these Sales Particulars as a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey 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 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.

England & Wales	
Energy Rating	Current Rating
A	79
B	78
C	77
D	76
E	75
F	74
G	73

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



Kildare Drive

Netherton, Peterborough, PE3 9TR

£280,000 - Freehold , Tax Band - C



Kildare Drive

Netherton, Peterborough, PE3 9TR

Situated within a quiet cul-de-sac in the popular area of Netherton, this desirable three bedroom semi detached family home offers spacious and well presented accommodation throughout. Featuring a generous kitchen/dining room, spacious living room, utility room, downstairs WC, family bathroom, private enclosed rear garden and a large gravelled driveway, the property is ideally positioned close to local amenities and represents an excellent first time purchase or family home.

Nestled within a peaceful cul-de-sac setting in Netherton, this attractive three bedroom semi detached property provides well balanced accommodation perfectly suited to first time buyers, young families and those seeking a convenient residential location. The property is entered via a welcoming entrance hall with access to a useful downstairs WC. Leading through to the inner hallway, there is a spacious living room offering an excellent space for everyday family life and entertaining. To the rear, the impressive kitchen/dining room spans the width of the property, providing ample storage, worktop space and room for a family dining table, with direct access to the garden. A separate utility room adds valuable practicality and additional storage space. To the first floor, the landing provides access to three well proportioned bedrooms, including two generous double bedrooms and a comfortable third bedroom, all served by a modern family bathroom fitted with a four piece suite including bath and separate shower. Outside, the property benefits from a private enclosed rear garden, ideal for relaxing, entertaining and family enjoyment. To the front, there is an attractive garden area alongside a substantial gravelled driveway providing ample off road parking for multiple vehicles. Conveniently located within easy reach of local shops, schools, transport links and recreational facilities, this fantastic home offers an excellent opportunity to acquire a property in one of Netherton's most sought after residential locations.

Entrance Hall
2/80 x 0/97 (6'6"/262"5" x 3'2")

WC
1.50 x 1.40 (4'11" x 4'7")

Hallway
1.98 x 3.75 (6'5" x 12'3")

Utility Room
1.42 x 1.63 (4'7" x 5'4")

Living Room
4.28 x 3.72 (14'0" x 12'2")

Kitchen Diner
6.38 x 2.87 (20'11" x 9'4")

Landing
1.71 x 0.86 (5'7" x 2'9")

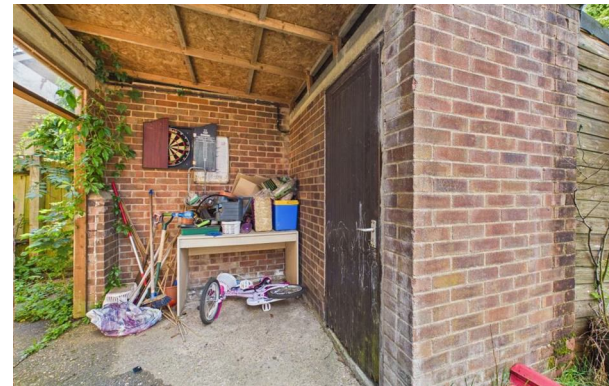
Master Bedroom
3.88 x 3.14 (12'8" x 10'3")

Bedroom Two
3.75 x 2.88 (12'3" x 9'5")

Bathroom
2.56 x 1.94 (8'4" x 6'4")

Bedroom Three
2.42 x 2.79 (7'11" x 9'1")

EPC - C
72/78



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 (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: Yes
 Other: No
 Right of way public: No
 Right of way private: No
 Registered easements: No
 Shared driveway: Yes
 Third party loft access: No
 Third party drain access: No
 Other: No
 Parking: Off Street Parking
 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 - Excellent, Vodafone - Excellent

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

