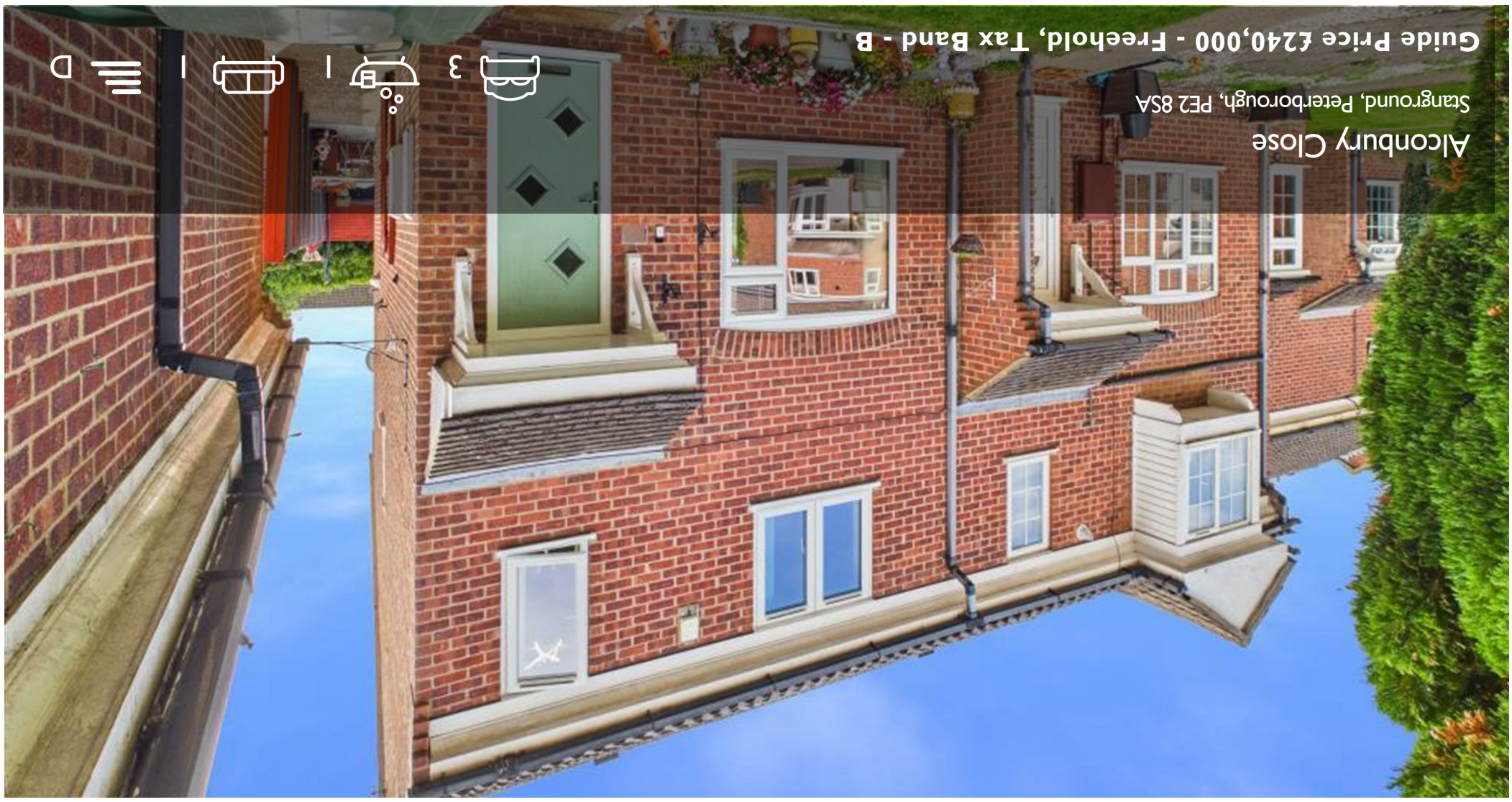


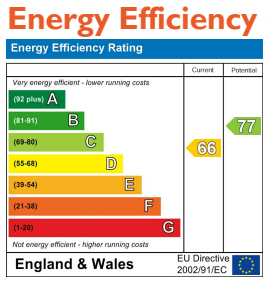
Floor Plan

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.

Alconbury Close

Stanground, Peterborough, PE2 8SA

GUIDE PRICE of £240,000-£250,000
This attractive three bedroomed end of terrace home offers well presented and versatile accommodation, making an excellent first time purchase. Ideally suited to modern family living, the property has been thoughtfully improved by the current owners and features a newly fitted kitchen with integrated appliances, newly fitted shower room and a beautiful garden room overlooking the private rear garden. The property is further complemented by a single garage with power, allocated parking and additional visitors' spaces.

The accommodation comprises an entrance hall leading into the impressive open plan kitchen, dining and living space, creating a bright and sociable heart to the home. The newly fitted kitchen provides a stylish and practical cooking environment with integrated appliances, while the generous living area offers plenty of space for relaxing and entertaining. To the rear, a superb garden room provides an additional versatile reception space with direct access to the enclosed rear garden, which features a seated patio area and useful side access. Upstairs are three bedrooms, including two well proportioned bedrooms alongside a further bedroom, together with the newly fitted shower room. Externally, the property benefits from a single garage with power, allocated parking and visitors' parking, making this a particularly well equipped home in a popular Stanground location.

Entrance Hall
1.31 x 1.80 (4'3" x 5'10")

Living Room
3.44 x 7.06 (11'3" x 23'1")

Kitchen/Dining Area
1.96 x 3.23 (6'5" x 10'7")

Garden Room
2.56 x 2.65 (8'4" x 8'8")

Landing
0.84 x 2.37 (2'9" x 7'9")

Master Bedroom
2.55 x 3.76 (8'4" x 12'4")

Bedroom Two
2.55 x 3.25 (8'4" x 10'7")

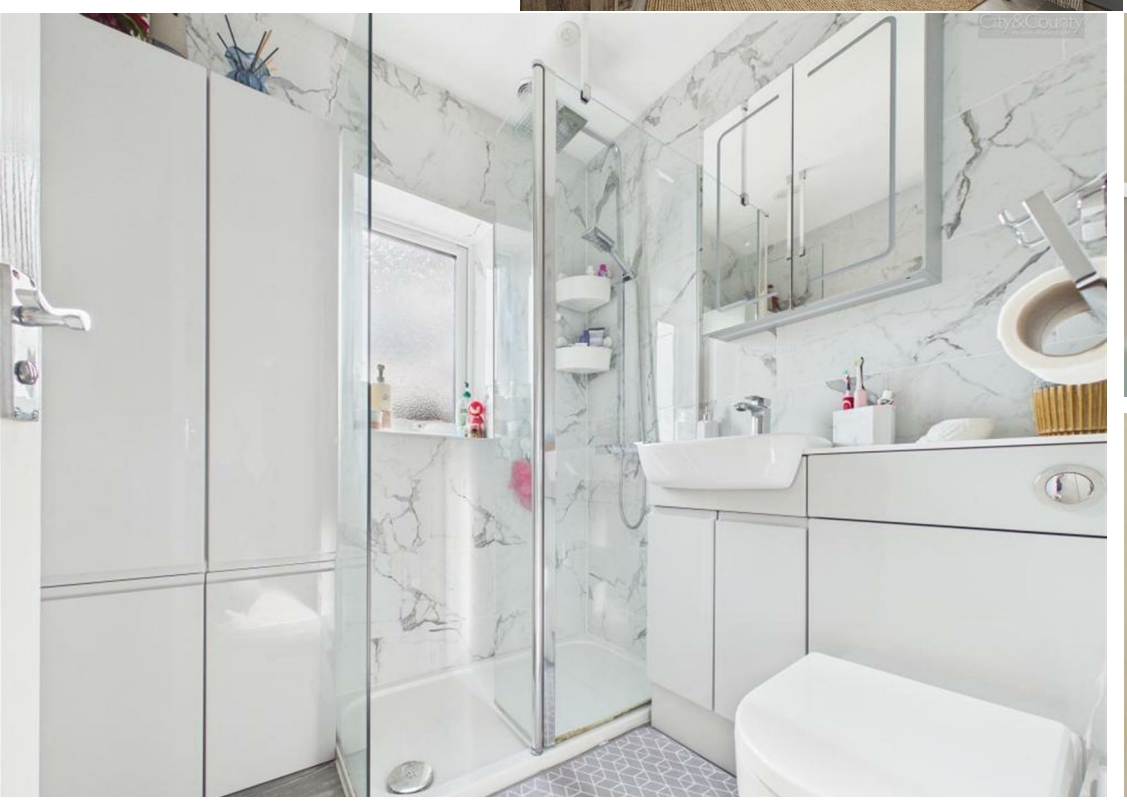
Shower Room
1.85 x 1.76 (6'0" x 5'9")

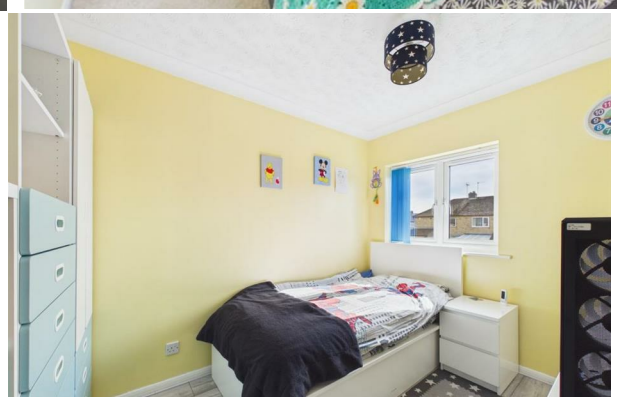
Bedroom Three
1.84 x 2.09 (6'0" x 6'10")

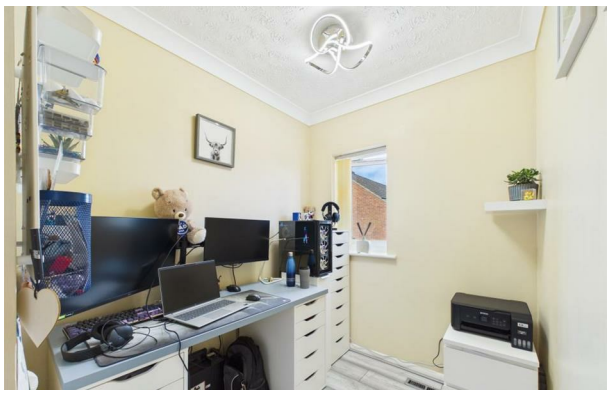
Garage
5.20 x 2.42 (17'0" x 7'11")

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: 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: Communal Car Park Allocated Space, Single Garage
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 - Excellent, Three - Great, 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.

IMAGE DISCLAIMER
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