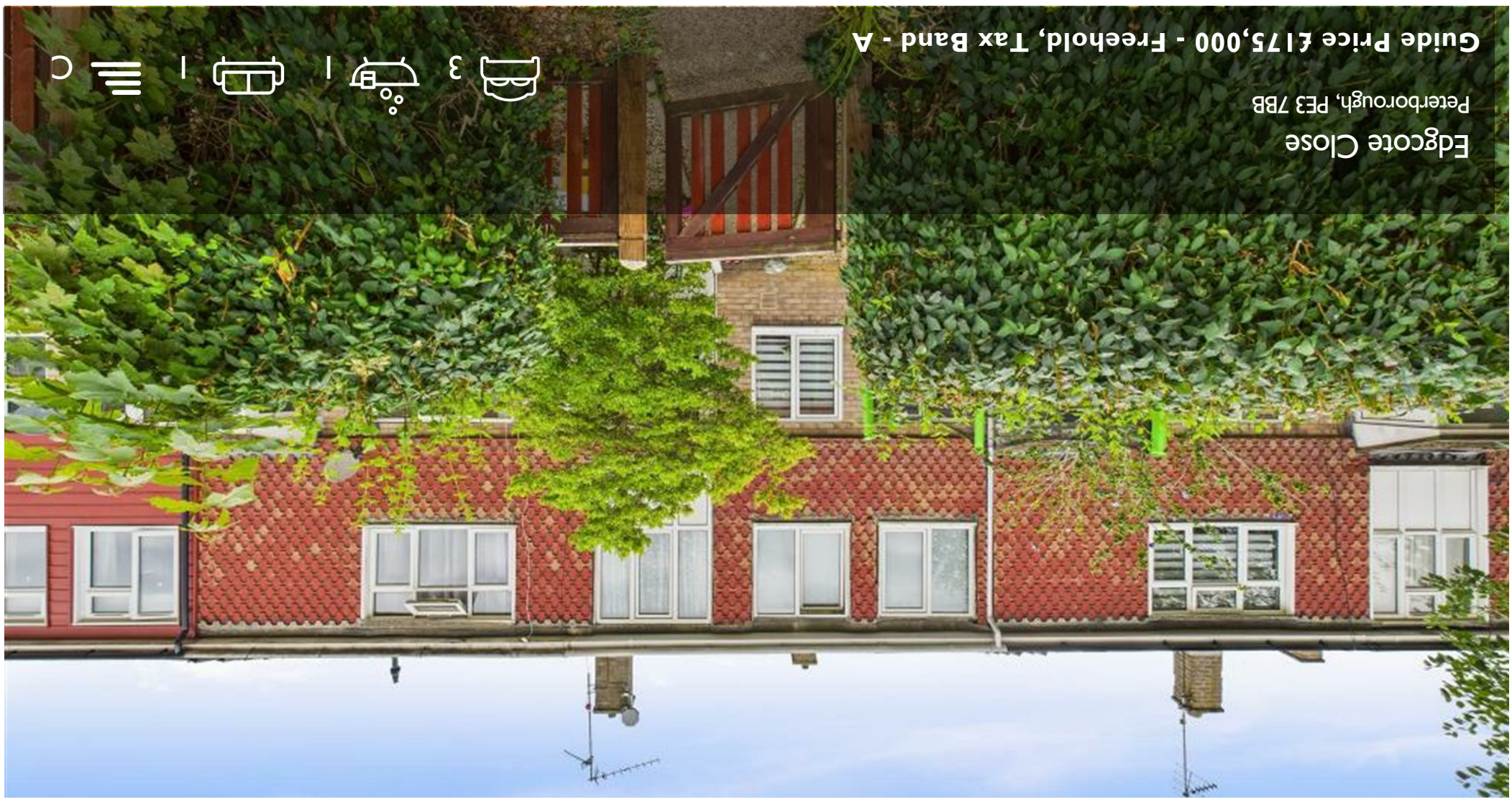


Edgcote Close

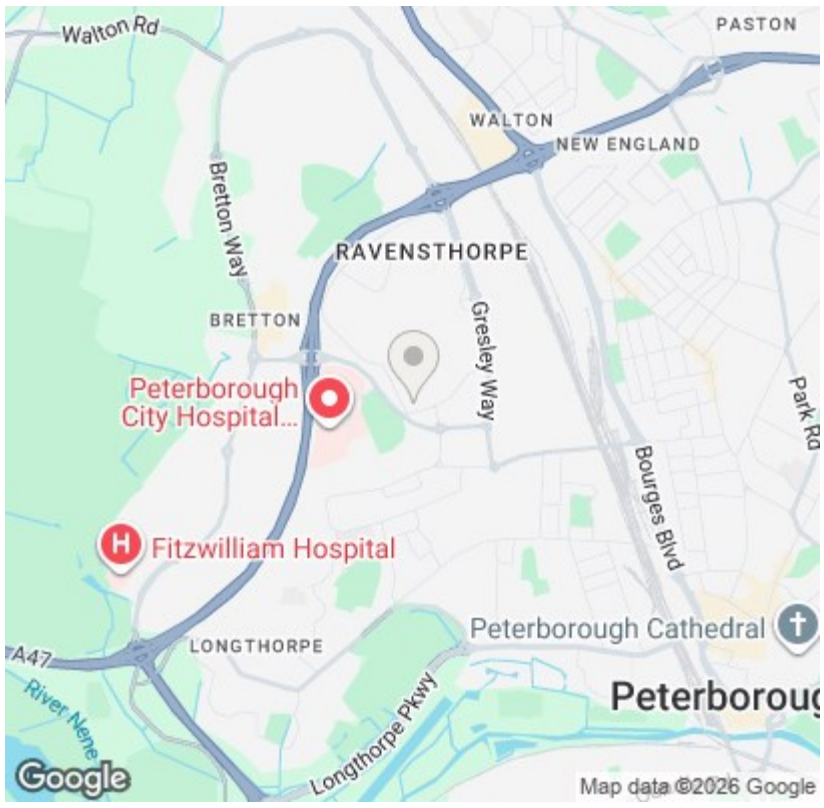
Peterborough, PE3 7BB

Guide Price £175,000 - Freehold, Tax Band - A

3 | 1 | 1 | C

Floor Plan

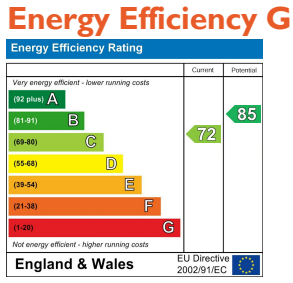
Area Map



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.

Edgcote Close

Peterborough, PE3 7BB

Welcome to this charming mid-terraced house located on Edgcote Close in the vibrant city of Peterborough. This delightful property is located just a short walk away from the City Hospital, and boasts three well-proportioned bedrooms, making it an ideal home for families or those seeking extra space.

You are greeted by an entrance hallway, leading into the cosy living room. The heart of the home is the spacious kitchen diner, which offers ample room for family meals and gatherings. Additionally, the convenience of a downstairs cloakroom enhances the practicality of the living space. To the upstairs, you will find three well proportioned bedrooms, and a convenient family bathroom. Outside, you will find both front and rear gardens that are enclosed, providing a safe and private area for children to play or for you to enjoy some outdoor leisure time. The property also features a single garage and a driveway, allowing for parking of up to two vehicles, which is a valuable asset in this area. One of the standout features of this property is that it is offered for sale with no forward chain, making the buying process smoother and more straightforward. This mid-terraced house is not just a place to live, it is a wonderful opportunity to create lasting memories in a lovely community. Don't miss your chance to view this fantastic home.

Entrance Hall
2.83 x 1.49 (9'3" x 4'10")

Lounge
4.34 x 4.44 (14'2" x 14'6")

Kitchen Diner
2.58 x 5.43 (8'5" x 17'9")

Entrance Porch
1.23 x 0.90 (4'0" x 2'11")

WC
1.81 x 0.90 (5'11" x 2'11")

Landing
2.18 x 0.88 (7'1" x 2'10")

Master Bedroom
4.08 x 3.36 (13'4" x 11'0")

Bedroom Two
3.09 x 3.48 (10'1" x 11'5")

Bathroom
1.66 x 1.90 (5'5" x 6'2")

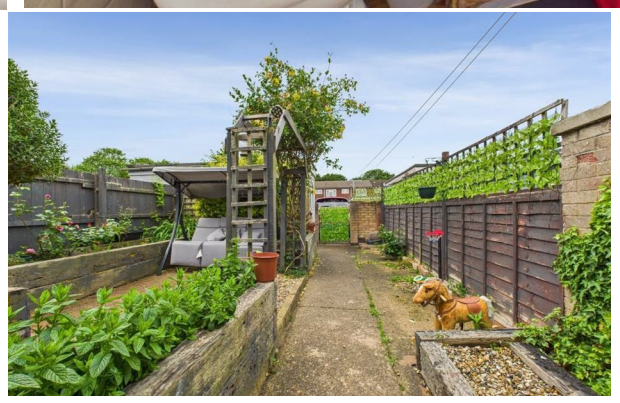
Bedroom Three
2.32 x 2.03 (7'7" x 6'7")

Garage
2.39 x 4.75 (7'10" x 15'7")

EPC - C
72/85

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: Yes
Third party loft access: No
Third party drain access: No
Other: No
Parking: Driveway Shared, Garage Detached, Rear Of Property, Street Parking - Permit NOT Required
Solar Panels: No
Water: Mains
Electricity: Mains Supply
Sewerage: Mains
Heating: Gas Mains
Internet connection: Cable
Internet Speed: up to 1000Mbps
Mobile Coverage: EE - Great, O2 - Excellent, Three - Excellent, 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.