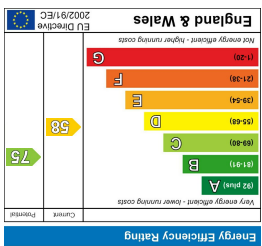
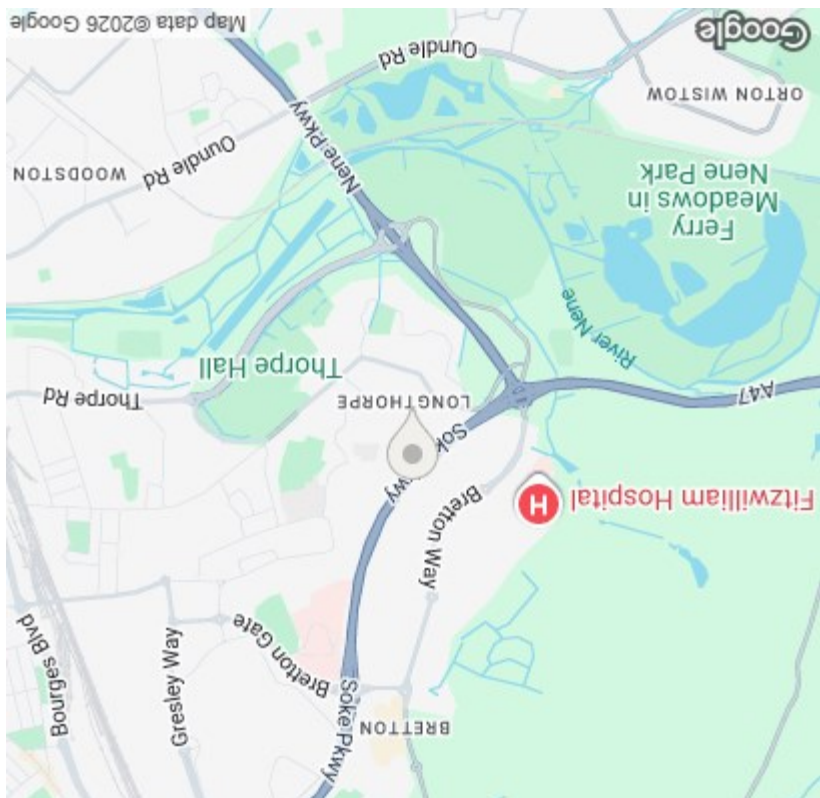


Disclaimer Important Notice: In accordance with the Property Misdescriptions Act (1991) we have prepared these Sales Particulars as a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey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



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



Azalea Close

Longthorpe, Peterborough, PE3 9QU

Offers In The Region Of £375,000 - Freehold , Tax Band - D



Azalea Close

Longthorpe, Peterborough, PE3 9QU

A spacious four bedroom detached family home situated in a desirable cul de sac on Azalea Close, offered with no forward chain. Featuring two reception rooms, a conservatory, front and rear gardens, and a single garage with driveway, this property provides excellent family living space along with further potential to extend.

This well proportioned detached home offers versatile and comfortable accommodation, ideal for modern family living, and is positioned within a sought after residential setting. Upon entering, the entrance hall provides access to all principal ground floor rooms, along with a convenient downstairs WC and useful understairs storage. The main lounge is generously sized and filled with natural light, offering a welcoming space for relaxing and entertaining. A separate dining room sits to the rear, creating an ideal setting for family meals and gatherings, and flows through into the conservatory which overlooks the garden and provides an additional reception space. The kitchen is well laid out with ample worktop and storage space, and offers direct access to the side of the property. The ground floor layout is both practical and adaptable, with clear potential for reconfiguration or extension, subject to the necessary permissions. Upstairs, the property comprises four well proportioned bedrooms, including a comfortable master bedroom. The remaining bedrooms are ideal for family members, guests, or home office use. A modern shower room serves the first floor, accessed from the central landing. Externally, the property benefits from both front and rear gardens, providing outdoor space for relaxation and family use. A single garage and driveway offer off road parking and additional storage. Located within a quiet cul-de-sac, the property enjoys a peaceful setting while remaining within easy reach of local amenities, schools, and transport links. Offered with no forward chain, this is an excellent opportunity to acquire a spacious family home with scope to personalise and extend.

Entrance Hall
1.86 x 4.20 (6'1" x 13'9")

Lounge
3.67 x 6.12 (12'0" x 20'0")

Dining Room
4.02 x 2.96 (13'2" x 9'8")

Understairs Storage
0.94 x 3.48 (3'1" x 11'5")

Conservatory
2.80 x 2.65 (9'2" x 8'8")

Kitchen
3.04 x 3.04 (9'11" x 9'11")

WC
2.99 x 1.22 (9'9" x 4'0")

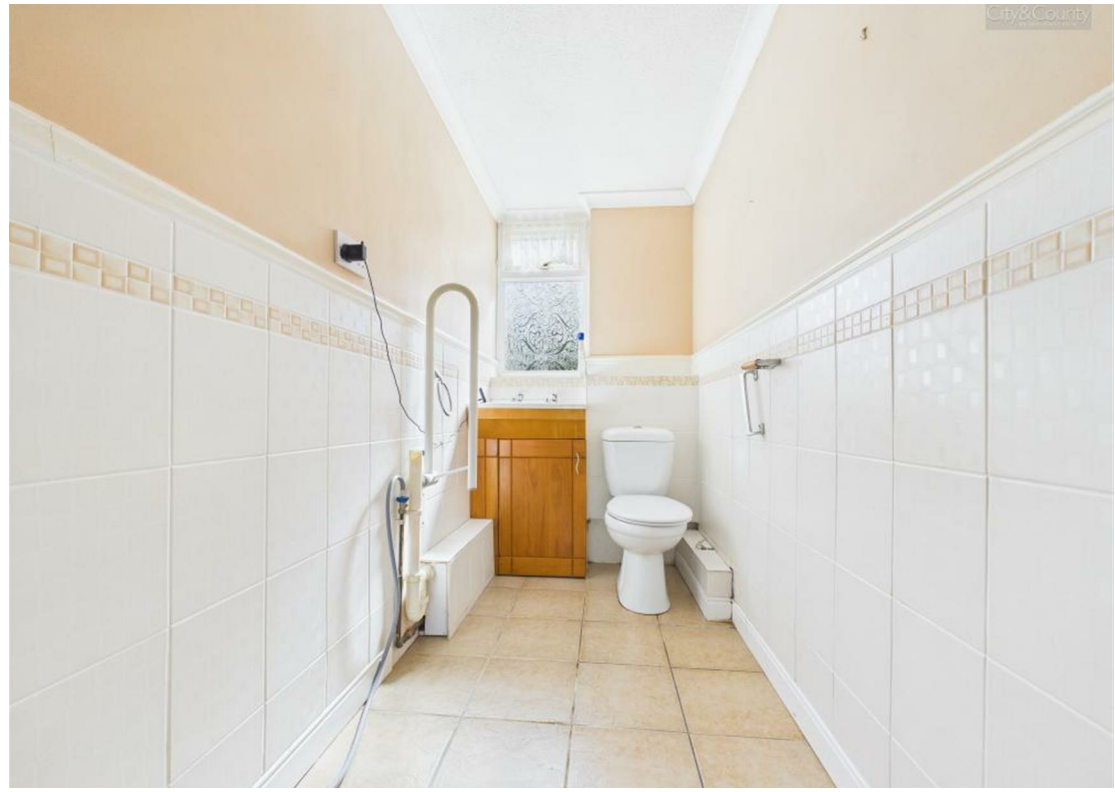
Landing
1.93 x 4.25 (6'3" x 13'11")

Master Bedroom
3.09 x 3.28 (10'1" x 10'9")

Bedroom Two
3.07 x 2.96 (10'0" x 9'8")

Bedroom Three
2.55 x 3.07 (8'4" x 10'0")

Shower Room
2.39 x 1.76 (7'10" x 5'9")



Bedroom Four
2.61 x 2.76 (8'6" x 9'0")

Garage
5.79 x 2.63 (18'11" x 8'7")

EPC - D
58/75

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: Single Garage, Driveway Private
- Solar Panels: No
- Water: Mains
- Electricity: Mains Supply
- Sewerage: Mains
- Heating: Gas Mains
- Internet connection: Cable
- Internet Speed: up to 5500Mbps
- Mobile Coverage: EE - Excellent, 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

