

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 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, measurements, floorplans and distances referred to are given as a guide only and should not be relied upon for the purchase of a property or any other business or fittings. Please note, service 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. (Where applicable) is also provided for 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. YOU MAY FIND THE FOLLOWING LINK USEFUL- <https://www.peterborough.gov.uk/residents/housing/selective-licensing/selective-licensing/>

Viewing



Stanground, Peterborough, PE2 8PE

**Offers In Excess Of £210,000 - Freehold , Tax Band - B**



Coppingford Close

Stanground, Peterborough, PE2 8PE

Coppingford Close in Stanground, Peterborough, presents a fantastic opportunity to acquire a beautifully presented semi-detached property with no forward chain. Tucked away in a quiet cul-de-sac location, this home has been recently decorated throughout, offering a fresh and modern feel. Ideal for first-time buyers or families, the property boasts a private, enclosed garden, perfect for relaxation or entertaining, along with the convenience of a single garage. With local schooling and excellent transport links nearby, this home provides a superb balance of comfort, convenience, and accessibility.

Nestled in a peaceful cul-de-sac in Stanground, Peterborough, this charming semi-detached home offers a blend of comfort, convenience, and modern living. Boasting a spacious lounge diner the property provides an inviting space for relaxation and entertaining, with French doors opening onto the private, enclosed garden, perfect for outdoor enjoyment. The recently decorated interior enhances the fresh and contemporary feel throughout. The well-proportioned kitchen with ample workspace and storage, conveniently leads to both the entrance hall and the attached single garage, providing additional practicality and storage options. A ground floor study/guest-bedroom adds versatility, making it ideal for a guest room, or home office.

Upstairs, the home features a spacious master bedroom, filled with natural light, along with a comfortable second bedroom both offering a peaceful retreat. The modern family bathroom is conveniently located off the landing. Situated close to local schools and transport links, this property is an excellent choice for first-time buyers and families alike. With no forward chain, this home is ready for its next owners to move in and enjoy immediately.

- Entrance Hall**  
1.74 x 3.39 (5'8" x 11'1")
- Lounge Diner**  
6.50 x 2.73 (21'3" x 8'11")
- Kitchen**  
2.23 x 3.42 (7'3" x 11'2")
- Office/Study**  
1.98 x 1.96 (6'5" x 6'5")
- Landing**  
1.65 x 0.76 (5'4" x 2'5")
- Master Bedroom**  
2.52 x 4.90 (8'3" x 16'0")
- Bathroom**  
1.69 x 2.06 (5'6" x 6'9")
- Bedroom Two**  
2.87 x 2.03 (9'4" x 6'7")
- Garage**  
6.26 x 2.34 (20'6" x 7'8")
- EPC - D**  
62/86
- Tenure - Freehold**



**IMPORTANT LEGAL INFORMATION**  
Construction: Standard  
Accessibility / Adaptations: None  
Building safety: No  
Known planning considerations: No  
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: 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: Driveway Private, Single Garage  
Solar Panels: No  
Water: Mains  
Electricity: Mains Supply  
Sewerage: Mains  
Heating: Gas Mains  
Internet connection: Fttp  
Internet Speed: up to 1800Mbps  
Mobile Coverage: EE - Excellent, 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**