

Kennet Gardens

Paston, Peterborough, PE4 7XS

£180,000 - Freehold, Tax Band - B

3 | | C

Floor Plan



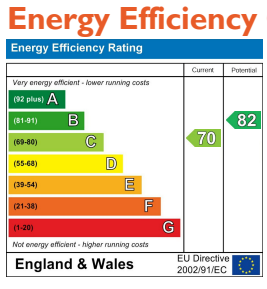
Area Map



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.

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Situated in the highly sought-after location of Kennet Gardens, Paston, this well-positioned three-bedroom mid-terrace property offers spacious accommodation, a private rear garden and the added benefit of no onward chain.

The property opens into a designated porch area, leading through to a generous open-plan lounge/diner, featuring French doors overlooking and opening onto the rear garden. The fitted kitchen offers a range of wall and base units, with a further door providing direct garden access. There is also access to the rear of the integral garage, which benefits from an up-and-over door, lighting and electricity. Upstairs, the property offers three well-proportioned double bedrooms and a family bathroom fitted with a bath, WC and wash basin. Further benefits include a newly fitted combi boiler in 2026. Outside, the enclosed rear garden offers a good degree of privacy, with a mature tree and established borders. To the front, there is a paved driveway providing off-road parking in front of the garage.

Ideally located close to well-regarded schools, local amenities and major transport routes, this property presents an excellent opportunity for a range of buyers.

Entrance Porch
1.10 x 0.98 (3'7" x 3'2")

Lounge Diner
7.49 x 2.63 (24'6" x 8'7")

Kitchen
3.31 x 3.05 (10'10" x 10'0")

Hallway
0.84 x 1.42 (2'9" x 4'7")

Landing
1.72 x 3.15 (5'7" x 10'4")

Master Bedroom
3.89 x 2.51 (12'9" x 8'2")

Bedroom Two
3.33 x 3.21 (10'11" x 10'6")

Bedroom Three
2.93 x 3.19 (9'7" x 10'5")

Bathroom
2.42 x 2.47 (7'11" x 8'1")

Airing Cupboard
0.66 x 1.33 (2'1" x 4'4")

Garage
5.14 x 2.57 (16'10" x 8'5")

EPC - C
70/82

Tenure - Freehold



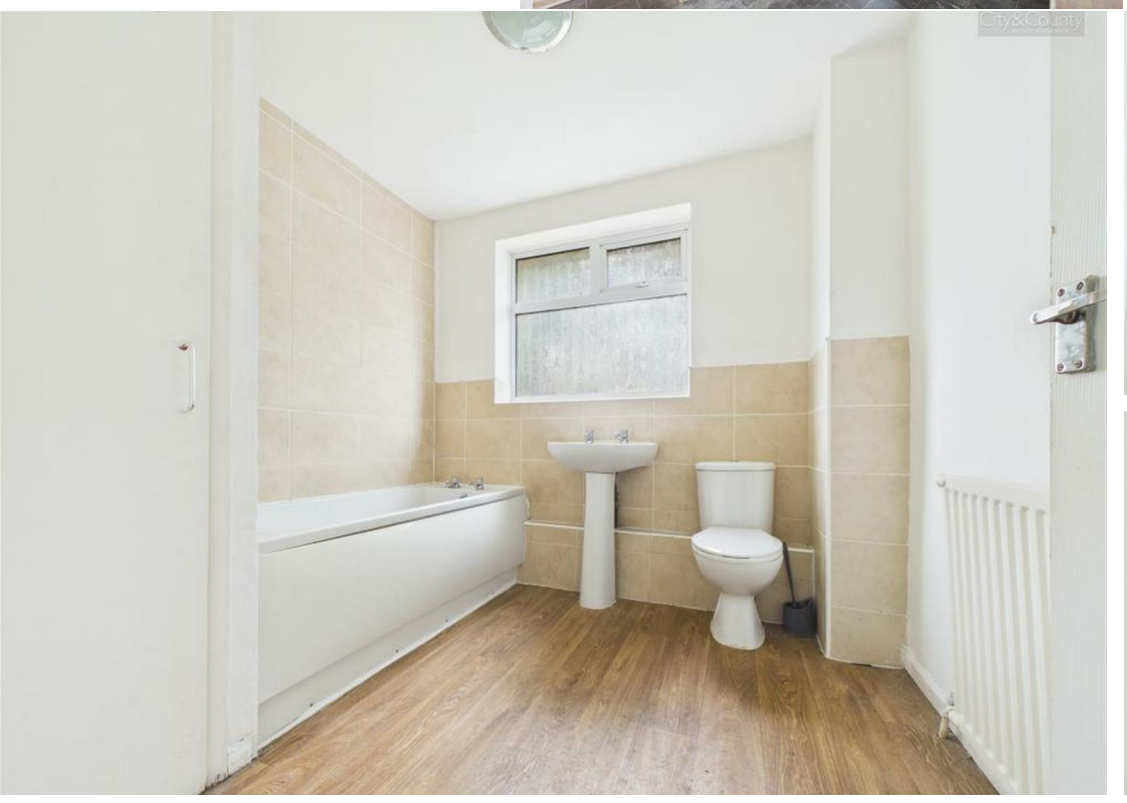






















IMPORTANT LEGAL INFORMATION
Construction: Standard
Accessibility / Adaptations: None
Building safety: No
Known planning considerations: None
Flooded in the last 5 years: No
Sources of flooding: n/a
Flood defences: No
Coastal erosion: No
On a coalfield: No
Impacted by the effect of other mining activity: 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: Garage Integral, 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: TBC

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.

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