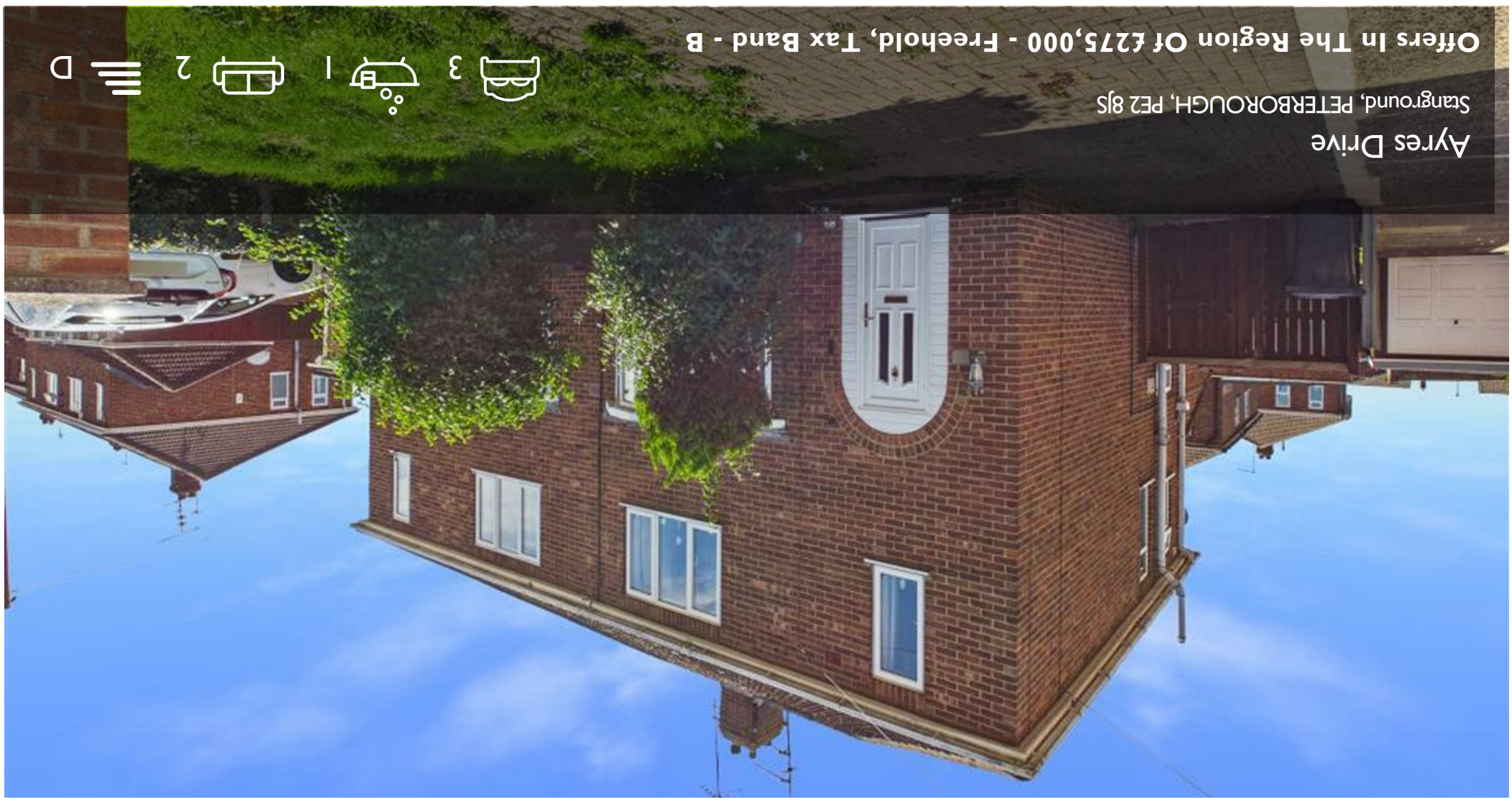


Ayres Drive

Stanground, PETERBOROUGH, PE2 8JS

Offers In The Region Of £275,000 - Freehold, Tax Band - B

3 | 1 | 2 | D

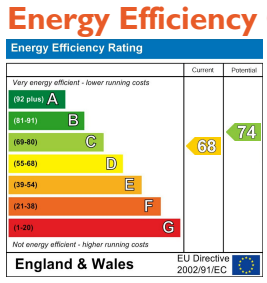
Floor Plan

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.

Ayres Drive

Stanground, PETERBOROUGH, PE2 8JS

A well presented three bedroomed semi-detached bay fronted home, ideally situated in the popular Stanground area of Peterborough. Offering generous and versatile accommodation including a large living and dining room, kitchen breakfast room, useful garden room extension and downstairs WC, the property is complemented by an enclosed rear garden, detached single garage and large driveway providing excellent off road parking. Ideally suited to families, the property is positioned within easy reach of a range of local amenities and everyday facilities.

The accommodation begins with an entrance hall leading through to the spacious living and dining room, which provides an excellent central living space for both everyday family life and entertaining. The kitchen breakfast room offers a practical and sociable area with access towards the rear of the property, while the extended garden room provides a particularly useful additional reception space with views and access towards the garden. A downstairs WC further adds to the practicality of the ground floor. To the first floor are three well proportioned bedrooms, together with a family bathroom and landing area. Outside, the enclosed rear garden provides a pleasant private space for relaxing and entertaining, with a useful outside WC. To the front is a large driveway providing ample off road parking and access to the detached single garage, making this an excellent family home in a quiet location close to local amenities.

Entrance Hall
1.96 x 4.37 (6'5" x 14'4")

Lounge Diner
3.31 x 7.02 (10'10" x 23'0")

Kitchen Breakfast Room
2.26 x 5.22 (7'4" x 17'1")

Garden Room
3.15 x 2.48 (10'4" x 8'1")

WC
1.00 x 1.29 (3'3" x 4'2")

Landing
1.47 x 2.41 (4'9" x 7'10")

Master Bedroom
3.32 x 3.76 (10'10" x 12'4")

Bedroom Two
3.34 x 3.25 (10'11" x 10'7")

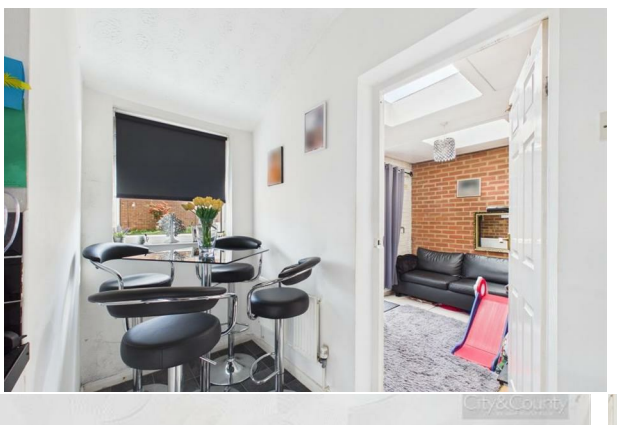
Bathroom
2.29 x 1.81 (7'6" x 5'11")

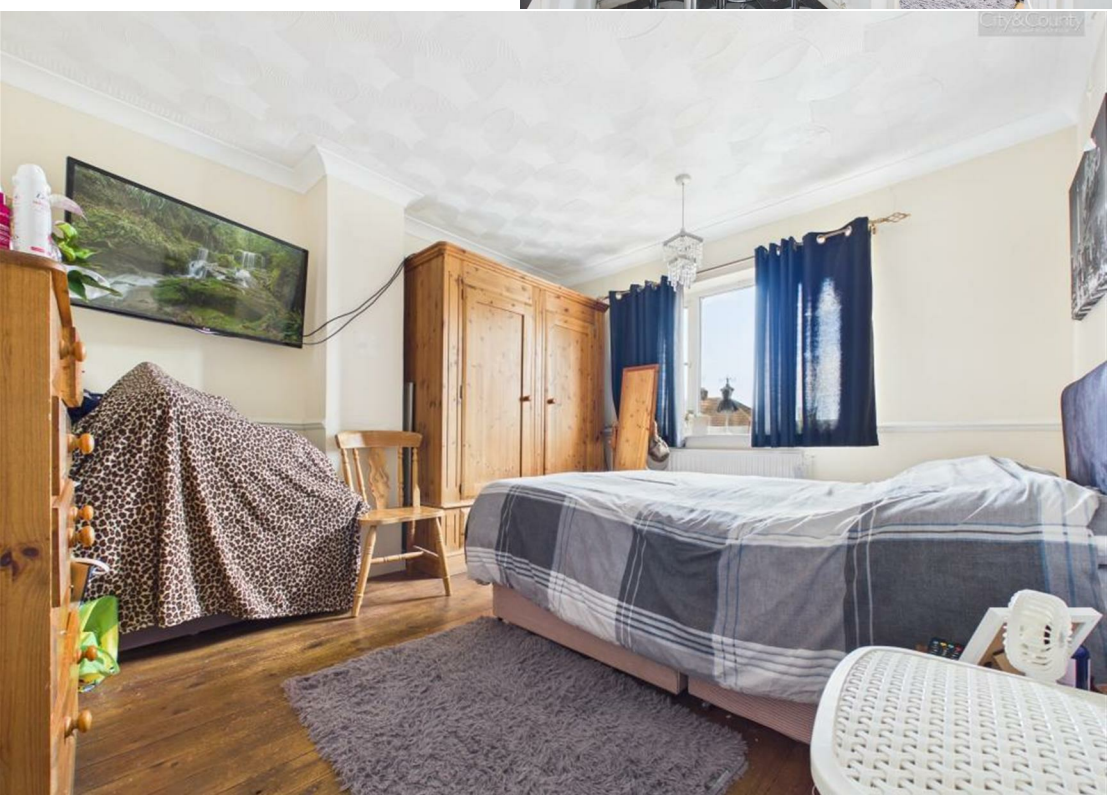
Bedroom Three
2.33 x 2.72 (7'7" x 8'11")

Garage
2.82 x 5.80 (9'3" x 19'0")

EPC - D
68/74

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, Off Street Parking
Solar Panels: No
Water: Mains
Electricity: Mains Supply
Sewerage: Mains
Heating: Gas Mains
Internet connection: Mobile, Satellite
Internet Speed: up to 5500Mbps
Mobile Coverage: EE - Excellent, 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.

DRAFT DETAILS AWAITING VENDOR APPROVAL