



Huntly Grove
Peterborough, PE1 4DJ

Offers In Excess Of £220,000 - Freehold , Tax Band - B

3 1 2 C

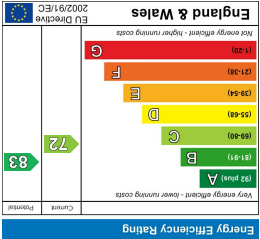
Floor Plan



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 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.

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A well-presented three bedroom semi-detached family home, ideally situated in a convenient central Peterborough location and offered for sale with no forward chain. The property provides versatile accommodation arranged over two floors, including two reception rooms, a fitted kitchen with useful adjoining utility space and a downstairs bathroom. Upstairs are three well-proportioned bedrooms, while outside the property benefits from a private enclosed rear garden. With local amenities close by and an appealing layout, this property would make an excellent first time purchase or family home.

Upon entering, the hallway provides access to the principal ground floor accommodation, including the first of two reception rooms, which offers a comfortable living space with a bay-style frontage. A second reception room provides further flexibility and could be utilised as a dining room, family room or home office. To the rear of the property is the kitchen, with useful utility space beyond and a downstairs bathroom. Completing the ground floor: Stairs rise to the first floor where there are three bedrooms, including two generous double bedrooms and a further third bedroom. Externally, the property enjoys a private enclosed rear garden, providing a pleasant outdoor space for relaxing and entertaining, while the central Peterborough position offers convenient access to a range of local amenities and everyday facilities.

Entrance Hall
401 x 098 (13'1" x 3'2")

Living Room
361 x 343 (11'11" x 11'3")

Dining Room
334 x 441 (10'11" x 14'5")

Kitchen
301 x 270 (9'10" x 8'10")

Utility Room
1.17 x 2.71 (3'10" x 8'10")

Bathroom
1.68 x 2.61 (5'6" x 8'6")

Landing
4.27 x 0.94 (14'0" x 3'1")

Master Bedroom
3.64 x 4.55 (11'11" x 14'11")

Bedroom Two
3.30 x 3.48 (10'9" x 11'5")

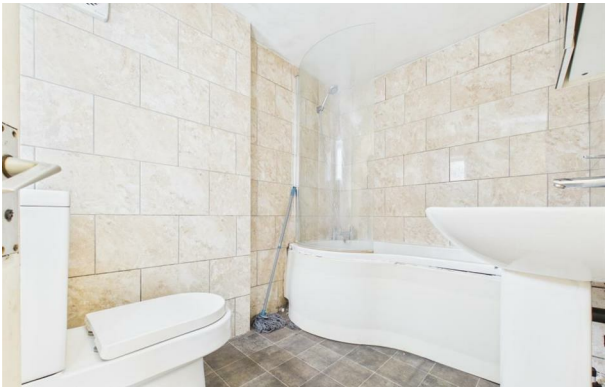
Bedroom Three
3.01 x 2.71 (9'10" x 8'10")

EPC - C
72/83

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: Not Known
Holiday home rental: No
Restrictive covenant: Not Known
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: Not Known
Shared driveway: No
Third party loft access: No
Third party drain access: No
Other: No
Parking: Off Street Parking, Residents
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 - Excellent, 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.