

Scotney Street

New England, Peterborough, PE1 3NF

Guide Price £260,000 - Freehold, Tax Band - C

3 | 3 | E

Floor Plan



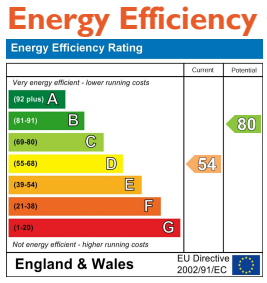
Area Map



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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Guide Price - £260,000 - £270,000

Welcome to Scotney Street, New England, Peterborough - a charming detached family home that offers the perfect blend of comfort and convenience. This delightful property boasts three spacious bedrooms, ideal for a growing family or those in need of extra space. With three reception rooms, there is ample room for entertaining guests or simply relaxing with loved ones. The property also features a well-appointed bathroom, ensuring your daily routines are met with ease and style. Nestled on a large plot, this detached house provides a sense of privacy and tranquillity, allowing you to escape the hustle and bustle of everyday life. Its city centre location offers the best of both worlds - a peaceful retreat within easy reach of all amenities. Additionally, with convenient access to the A47, commuting to and from this property is a breeze. Don't miss this opportunity to make Scotney Street your new home. Book a viewing today and discover the endless possibilities this property has to offer.

Entrance Hall
0.95 x 1.65 (3'1" x 5'4")

WC
0.99 x 1.11 (3'2" x 3'7")

Kitchen
4.21 x 2.86 (13'9" x 9'4")

Dining Room
3.03 x 3.67 (9'11" x 12'0")

Garden Room
3.90 x 3.56 (12'9" x 11'8")

Hallway
0.95 x 0.84 (3'1" x 2'9")

Lounge/Diner
3.59 x 7.58 (11'9" x 24'10")

Landing
1.71 x 3.64 (5'7" x 11'11")

Hallway
0.92 x 0.97 (3'0" x 3'2")

Master Bedroom
3.65 x 3.81 (11'11" x 12'5")

Bedroom Two
3.65 x 3.64 (11'11" x 11'11")

Bathroom
1.48 x 2.59 (4'10" x 8'5")

Bedroom Three
2.32 x 3.66 (7'7" x 12'0")

EPC - E
54/80

Tenure - Freehold

IMPORTANT LEGAL INFORMATION
Construction: Standard
Accessibility / Adaptations: Level Access Shower, Wet Room
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



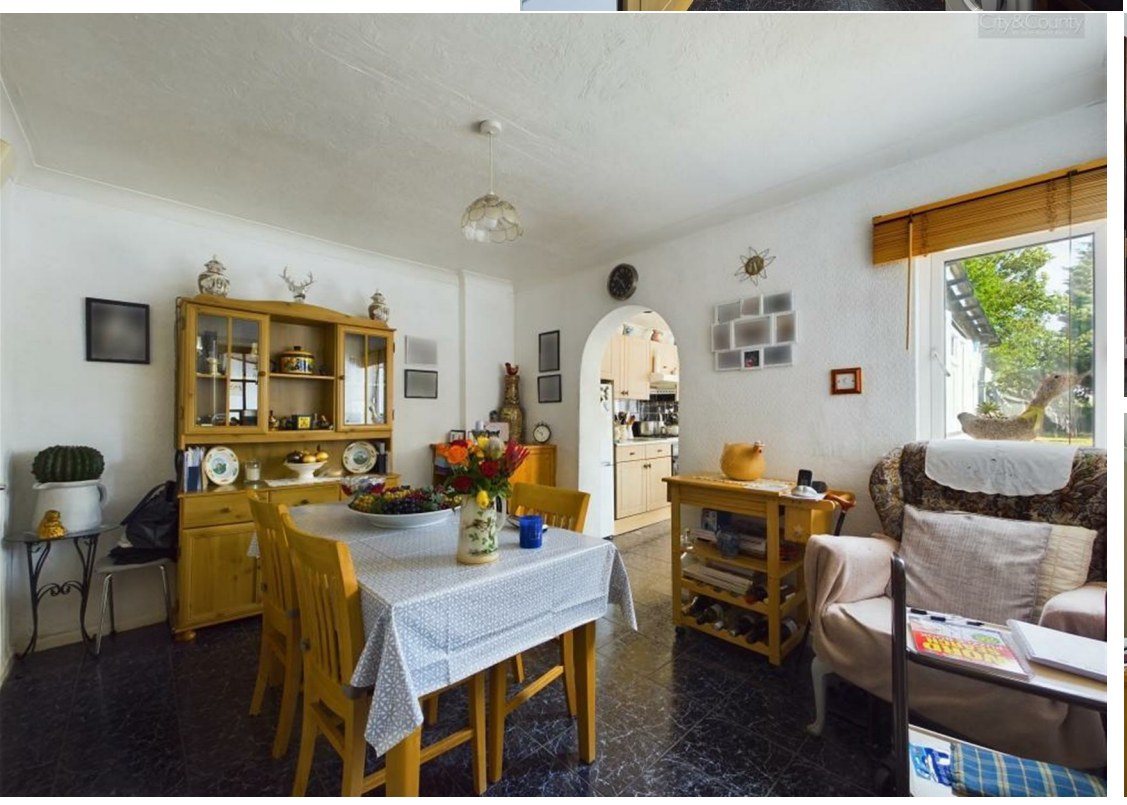


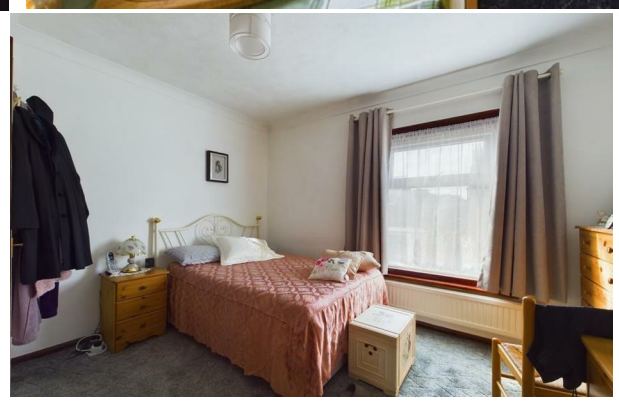




















On a coalfield: No
Impacted by the effect of other mining activity: No
Conservation area: No
Lease restrictions (answer yes if there are restrictions, eg does not allow pets): No
Listed building: No
Permitted development: No
Holiday home rental: No
Restrictive covenant: No
Business from property NOT 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: Street Parking Permit Required
Solar Panels: No
Water: Mains
Electricity: Mains Supply
Sewerage: Mains
Heating: Gas Mains
Internet connection: Fttc
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.