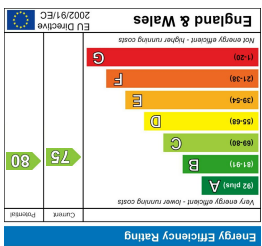
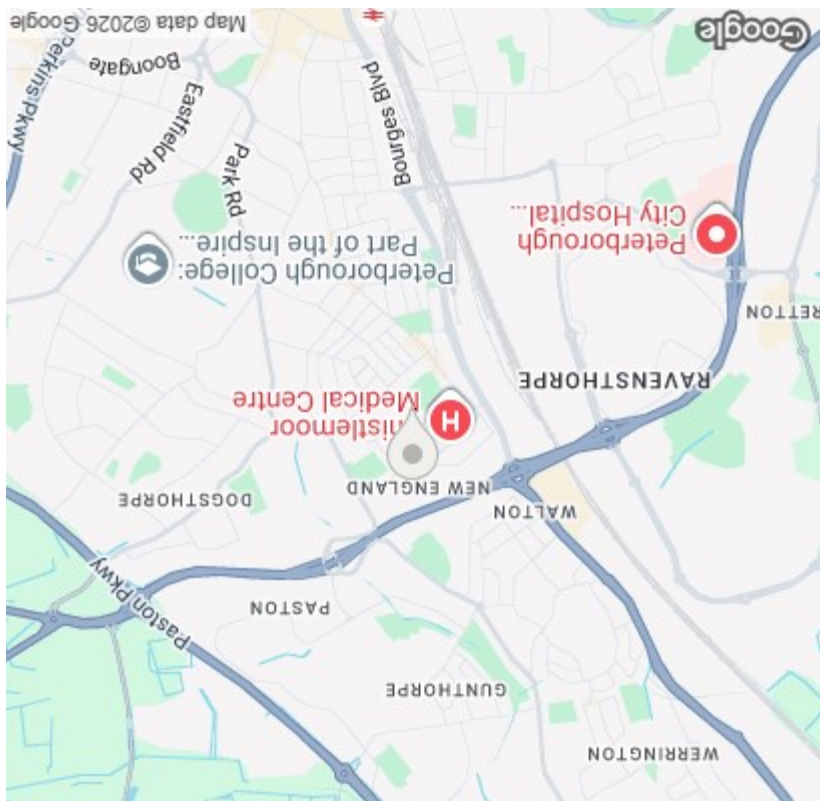


Disclaimer Important Notice: In accordance with the Property Misdescriptions Act (1991) we have prepared these Sales Particulars as a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey 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.



Energy Efficiency Graph



Area Map



Floor Plan

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.

Viewing



Eaglesthorpe

New England, Peterborough, PE1 3RS

Offers In Excess Of £190,000 - Freehold , Tax Band - A



# Eaglesthorpe

## New England, Peterborough, PE1 3RS

Three bedroomed end of terrace home situated within a quiet cul-de-sac location, offering off-road parking and a single garage. Featuring a spacious living/dining room, separate kitchen and a private enclosed rear garden, this property presents an ideal first time purchase or suitable investment opportunity, conveniently located close to local amenities.

Located within a peaceful cul-de-sac setting, this well presented three bedroomed end terrace home offers practical and well proportioned accommodation throughout. The property briefly comprises an entrance hall leading into a generous open plan living/dining room with ample space for both seating and dining, alongside a separate fitted kitchen with access to the rear garden. To the first floor are three bedrooms, including two comfortable double rooms and a further single bedroom, as well as a family bathroom. Outside, the property benefits from a private enclosed rear garden, off-road parking and a single garage providing additional storage or parking options. Conveniently positioned close to local amenities, schools and transport links, this home would make an excellent first time purchase or buy to let investment.

**Entrance Hall**  
1.19 x 1.80 (3'10" x 5'10")

**Living/Dining Room**  
3.41 x 7.12 (11'2" x 23'4")

**Kitchen**  
1.97 x 2.31 (6'5" x 7'6")

**Landing**  
0.83 x 2.33 (2'8" x 7'7")

**Master Bedroom**  
2.60 x 3.84 (8'6" x 12'7")

**Bedroom Two**  
2.56 x 3.26 (8'4" x 10'8")

**Bathroom**  
1.84 x 1.74 (6'0" x 5'8")

**Bedroom Three**  
1.86 x 2.46 (6'1" x 8'0")

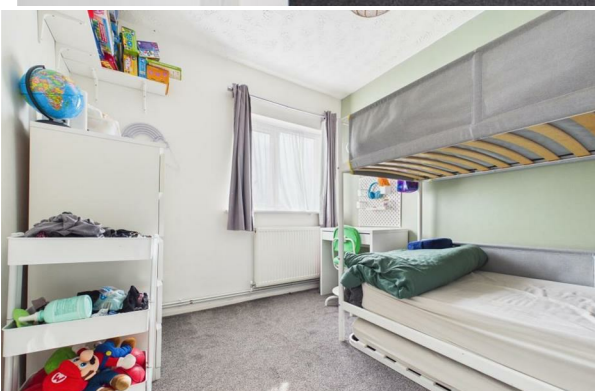
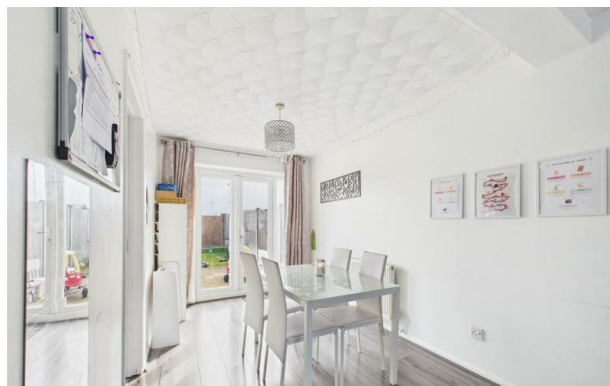
**Garage**  
2.41 x 5.34 (7'10" x 17'6")

**EPC - C**  
75/80

**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: Off Street Parking, Single Garage  
Solar Panels: No  
Water: Mains  
Electricity: Mains Supply  
Sewerage: Mains  
Heating: Gas Mains  
Internet connection: Fixed Wireless  
Internet Speed: up to 5500Mbps  
Mobile Coverage: EE - Excellent, O2 - Great, 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.

