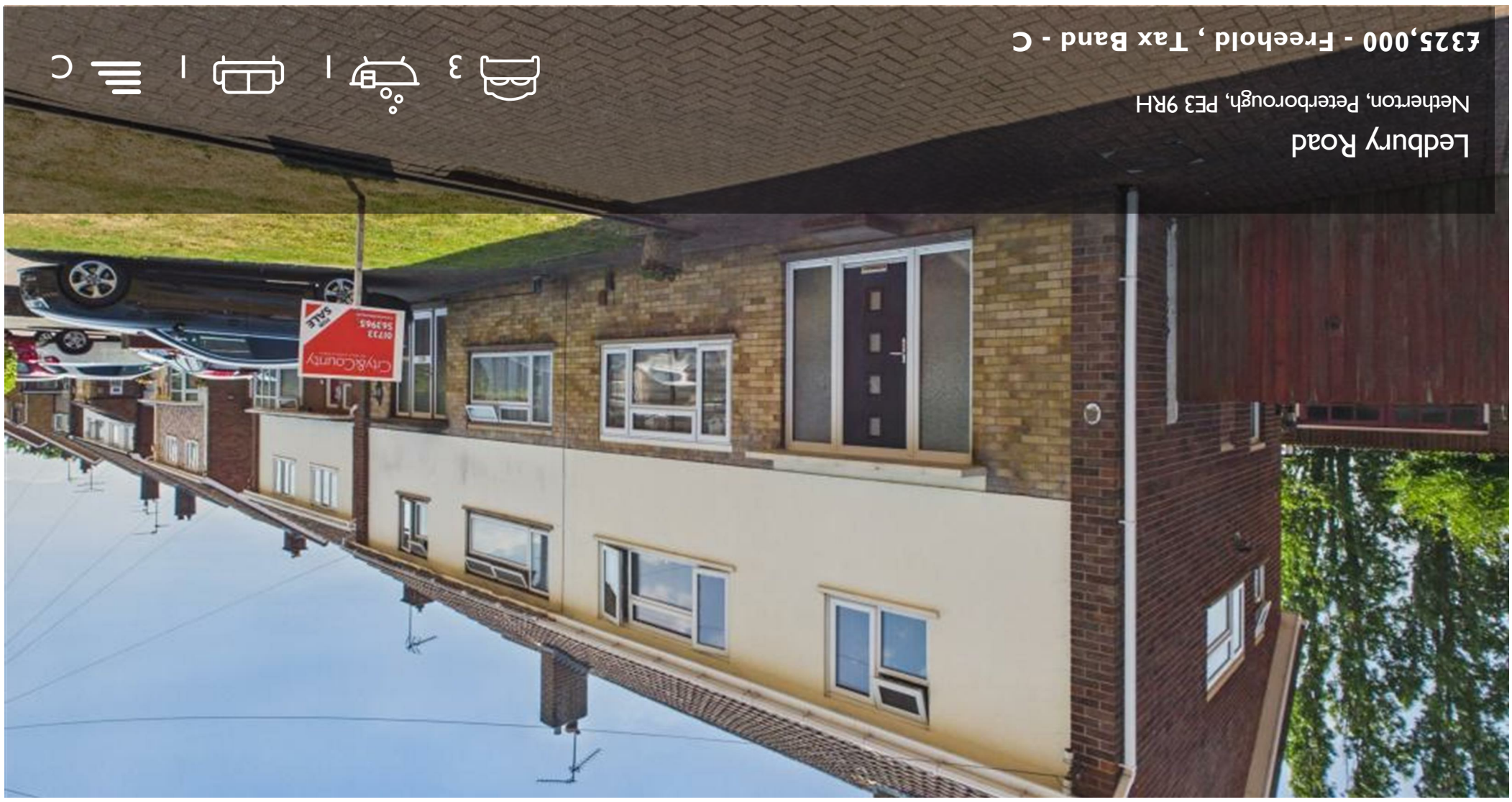


Ledbury Road

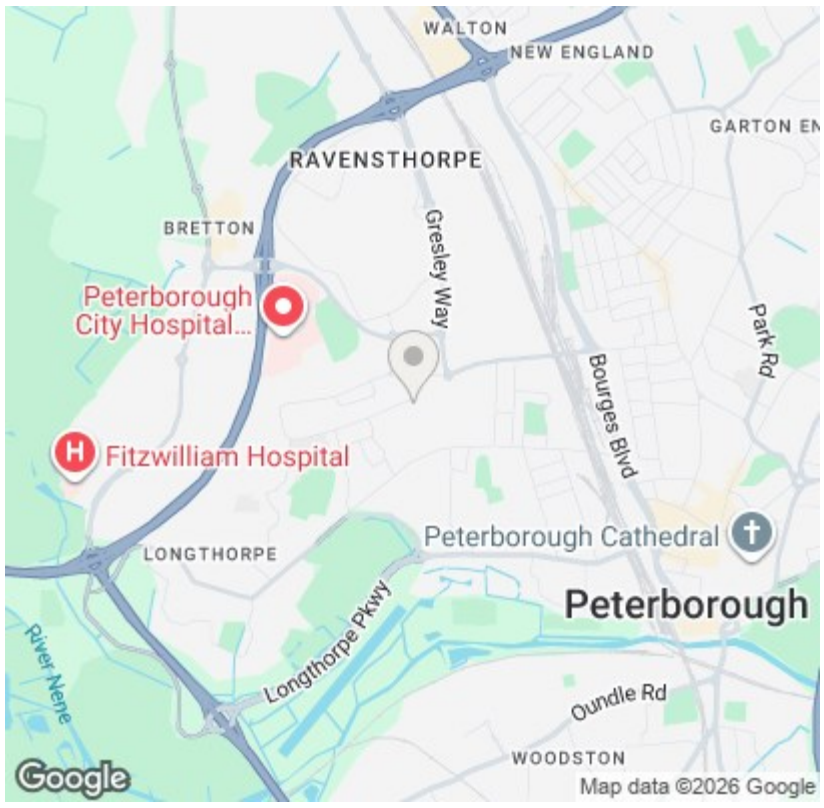
Netherton, Peterborough, PE3 9RH

£325,000 - Freehold , Tax Band - C

3 | | C

Floor Plan

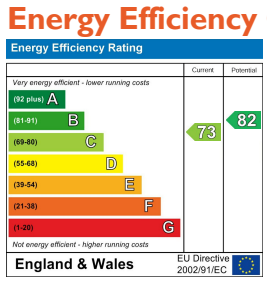
Area Map



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.

Ledbury Road

Netherton, Peterborough, PE3 9RH

A beautifully refurbished semi-detached home situated on the ever-popular Ledbury Road in Netherton, Peterborough, offering spacious and versatile living accommodation throughout, complemented by a generous plot, ample parking, a detached garage, and a large mature rear garden.

This beautifully refurbished semi-detached home is ideally situated on the highly sought-after Ledbury Road in Netherton, Peterborough, offering spacious and versatile accommodation throughout. Upon entering, you are welcomed by a practical entrance hall that leads through to a bright and airy lounge diner, perfect for both relaxing and entertaining, while the well-appointed kitchen breakfast room provides a sociable space for everyday family living. The current owners have undertaken an extensive programme of refurbishment during their period of ownership, including a brand new heating system, a stylishly updated kitchen, replacement bathroom, new windows and doors throughout, meaning the property is presented in true move-in ready condition for its next owner. Upstairs, the first floor comprises three well-proportioned bedrooms, including a generous master bedroom, alongside a smartly fitted family bathroom and a convenient landing area. Externally, the property truly comes into its own, sitting within a generous plot that offers ample off-road parking to both the front and side, ideal for multiple vehicles, while a detached garage provides further parking or valuable storage space. To the rear, a large, mature garden offers a wonderful outdoor retreat, perfect for family life, entertaining, or simply enjoying the space and privacy this fantastic plot affords. Combining tasteful modern updates with a superb location and excellent outside space, this is a rare opportunity not to be missed.

Entrance Hall
2.24 x 1.78 (7'4" x 5'10")

Lounge Diner
3.48 x 6.23 (11'5" x 20'5")

Kitchen Breakfast Room
3.27 x 4.28 (10'8" x 14'0")

Landing
3.07 x 1.49 (10'0" x 4'10")

Master Bedroom
3.51 x 3.48 (11'6" x 11'5")

Bedroom Two
3.69 x 2.67 (12'1" x 8'9")

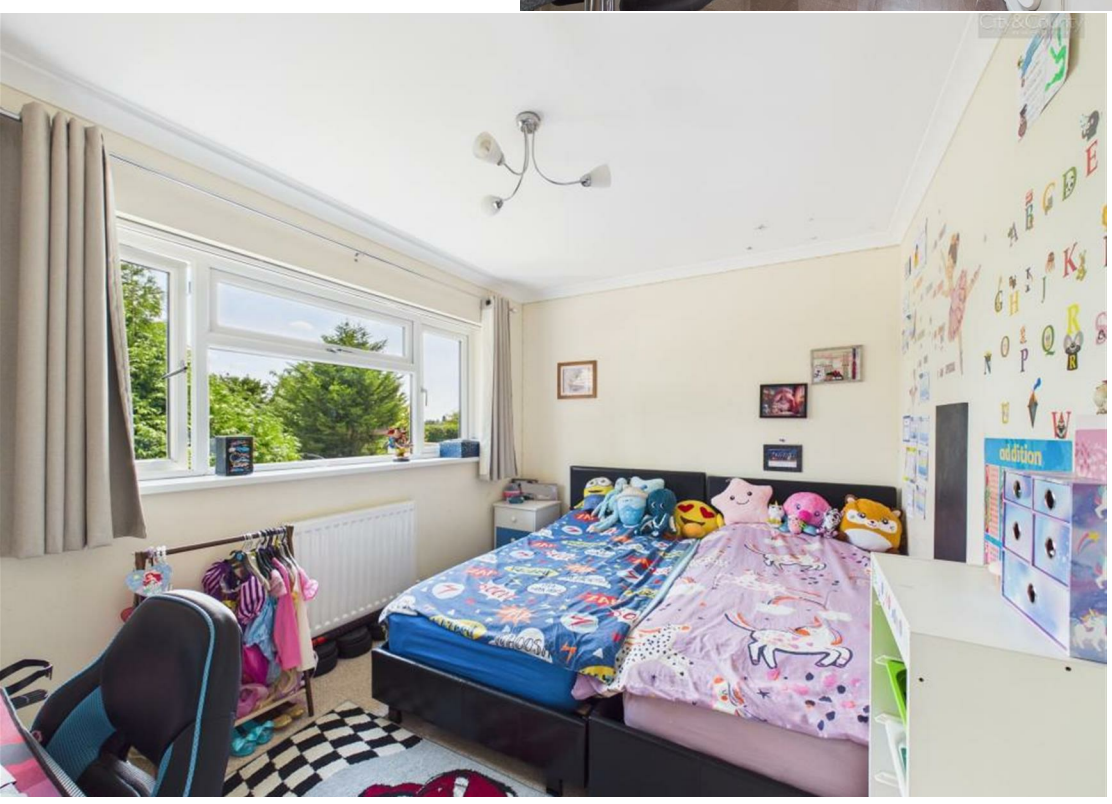
Bathroom
2.29 x 1.66 (7'6" x 5'5")

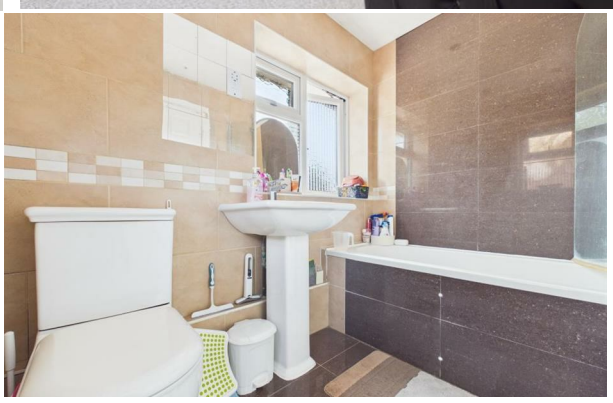
Bedroom Three
2.29 x 2.49 (7'6" x 8'2")

Garage
2.75 x 5.82 (9'0" x 19'1")

EPC - C
73/82

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: Single Garage, Driveway Private
Solar Panels: No
Water: Mains
Electricity: Mains Supply
Sewerage: Mains
Heating: Gas Mains
Internet connection: Fttp
Internet Speed: up to 5500Mbps
Mobile Coverage: EE - Great, O2 - Great, Three - Excellent, 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.

DRAFT DETAILS AWAITING VENDOR APPROVAL