

Connells

Apricot Close
Peterborough

Apricot Close
Peterborough PE1 4FY

for sale fixed price
£114,750







Property Description

Situated within the popular Welland area of Peterborough, this well-presented three-bedroom semi-detached home offers spacious and versatile accommodation throughout. Available through 45% Shared Ownership. Presented in great condition throughout, this property is ideal for first-time buyers looking to take their first step onto the property ladder.

Upon entering the property, the accommodation briefly comprises an entrance hall, a convenient downstairs W.C., a generously sized lounge enjoying views over and access into the rear garden, providing an excellent space for both everyday living and entertaining. The kitchen is fitted with a range of units and offers ample space for appliances as well as room for a dining table and chairs, creating a practical and sociable hub of the home.

To the first floor, there are three spacious bedrooms, with the principal bedroom benefiting from its own en-suite facilities comprising a standing shower, wash hand basin and W.C. Bedrooms two and three are both well-proportioned and are serviced by the family bathroom, which is fitted with a bath and shower combination, wash hand basin and W.C.

Externally, the property continues to impress with a driveway positioned to the side, providing off-road parking. There are also front and rear gardens, with the enclosed rear garden offering a private outdoor space ideal for relaxing, entertaining guests, or family enjoyment throughout the year.

Early viewing is highly recommended.

Entrance Hall

Kitchen
15' x 8' 10" (4.57m x 2.69m)

A spacious front facing Kitchen complete with ample space for multiple appliances both built-in & free-standing alongside a collection of storage options.

Lounge
15' 5" x 11' 6" (4.70m x 3.51m)

An open and light Lounge area leading out into the rear of the property. Featuring a large footprint meaning it can be rearrange to suit any buyers requirements.

Landing

Master Bedroom
10' 9" x 8' 6" (3.28m x 2.59m)

A Master Bedroom that looks out over the rear garden. This space is both light and bright able to accommodate a large bed, wardrobes and additional furniture as well as providing access to the ensuite bathroom.

Ensuite
8' 6" x 5' 4" (2.59m x 1.63m)

An Ensuite bathroom complete with standing shower, toilet and sink.

Second Bedroom
10' 6" x 8' 6" (3.20m x 2.59m)

A Second Bedroom that looks out over the front. This room is equally spacious and can accommodate a large bed, wardrobes and additional furniture as required.

Third Bedroom
10' 2" x 6' 8" (3.10m x 2.03m)

A Third Bedroom that looks out into the rear garden. Perfect as either an office space, living area or another bedroom.

Main Bathroom
6' 7" x 6' 4" (2.01m x 1.93m)

A Main Bathroom complete with bath/shower combo, toilet and sink.

Agents Note:

'Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.'







Ground Floor **First Floor**





Total floor area 78.2 m² (841 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

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To view this property please contact Connells on

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14 Cowgate
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EPC Rating: B

Council Tax Band: B

Service Charge: 142.68

Ground Rent: Ask Agent

Tenure: Leasehold

view this property online connells.co.uk/Property/PBO312193

This is a Leasehold property with details as follows; Term of Lease 125 years from 29 Jan 2021. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

The Property Ombudsman

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1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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