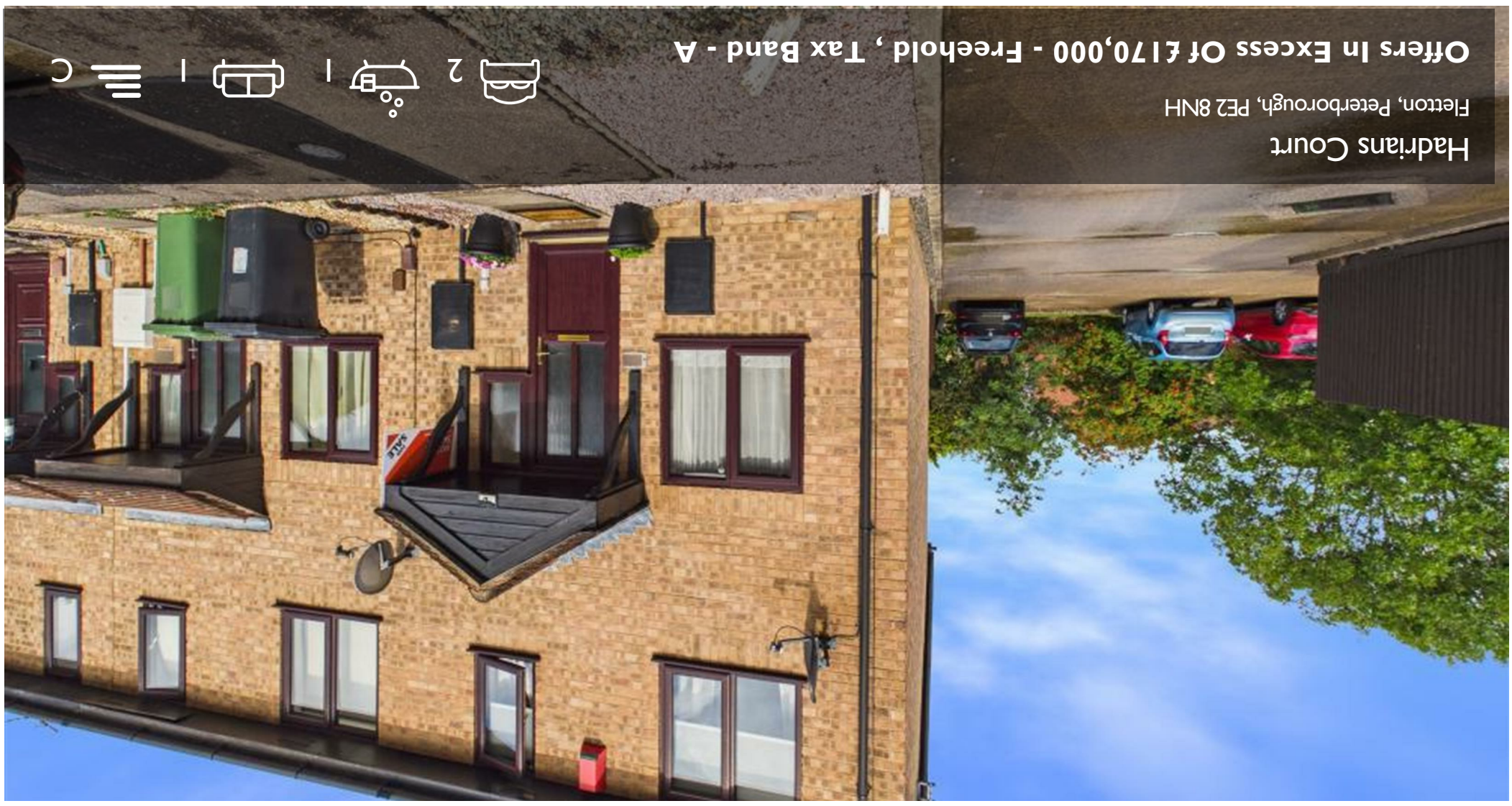


Hadrians Court

Fletton, Peterborough, PE2 8NH

Offers In Excess Of £170,000 - Freehold , Tax Band - A

2 | 1 | 1 | C

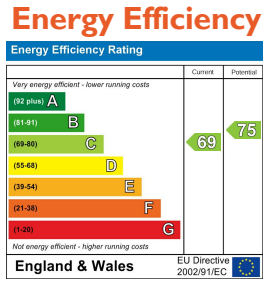
Floor Plan

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.

Hadrians Court

Fletton, Peterborough, PE2 8NH

A well-located and neatly presented end-terraced home, set within the quiet Hadrians Court development just moments from Peterborough City Centre, offering comfortable and modern living with off-road parking and a private rear garden. Featuring an open plan layout, two bedrooms, and benefiting from UPVC double glazing, gas central heating and a recently upgraded electrical consumer unit, this property is an excellent choice for first-time buyers or as a ready-made investment opportunity. The property is chain free.

This well-presented end-terraced home is situated within the highly convenient Hadrians Court development in Peterborough, just a short stroll from the City Centre and an excellent range of local amenities, making it ideal for professionals, first-time buyers, or investors alike. The ground floor offers a thoughtfully arranged layout comprising a welcoming entrance hall leading into a generous lounge diner, providing ample space for both relaxation and entertaining, with direct access through to a separate, well-appointed kitchen. To the first floor, the property continues to impress with two well-proportioned bedrooms, including a spacious master, all served by a contemporary family bathroom accessed from a central landing. Externally, the home benefits from a private rear garden, offering a pleasant outdoor retreat, while the inclusion of an allocated off-road parking space adds valuable practicality. Further advantages include a modern gas central heating system, recently updated electrics, and the added privacy and appeal that comes with being an end-terraced property, all combining to create a comfortable and low-maintenance home in a prime city location.

Lounge Diner
1.92 x 7.22 (6'3" x 23'8")

Kitchen
1.83 x 3.07 (6'0" x 10'0")

Landing
1.03 x 1.86 (3'4" x 6'1")

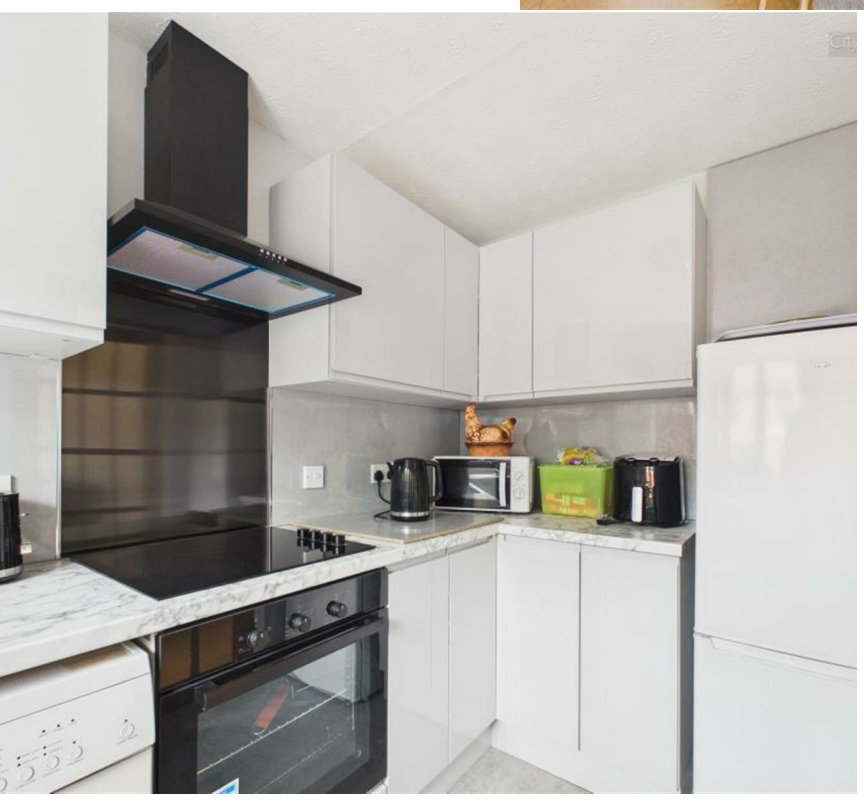
Master Bedroom
2.81 x 3.02 (9'2" x 9'10")

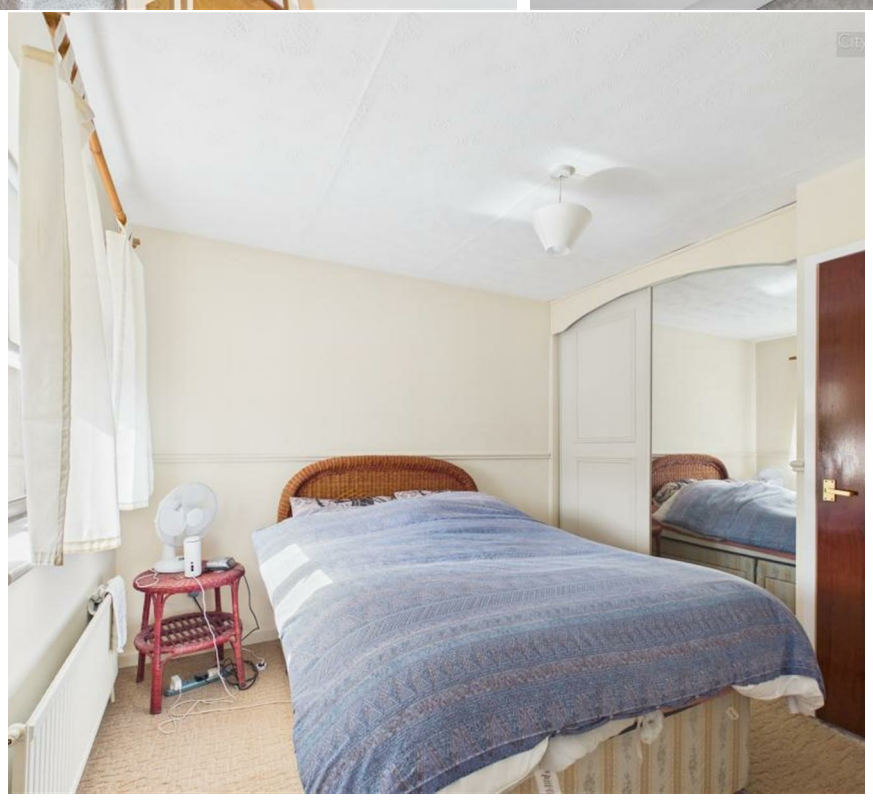
Bathroom
1.54 x 2.41 (5'0" x 7'10")

Bedroom Two
1.83 x 3.45 (6'0" x 11'3")

EPC - C
69/75

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: 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: Communal Car Park Allocated Space
Solar Panels: No
Water: Mains
Electricity: Mains Supply
Sewerage: Mains
Heating: Gas Mains
Internet connection: Fttp
Internet Speed: up to 1000Mbps
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.

DRAFT DETAILS AWAITING VENDOR APPROVAL