

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

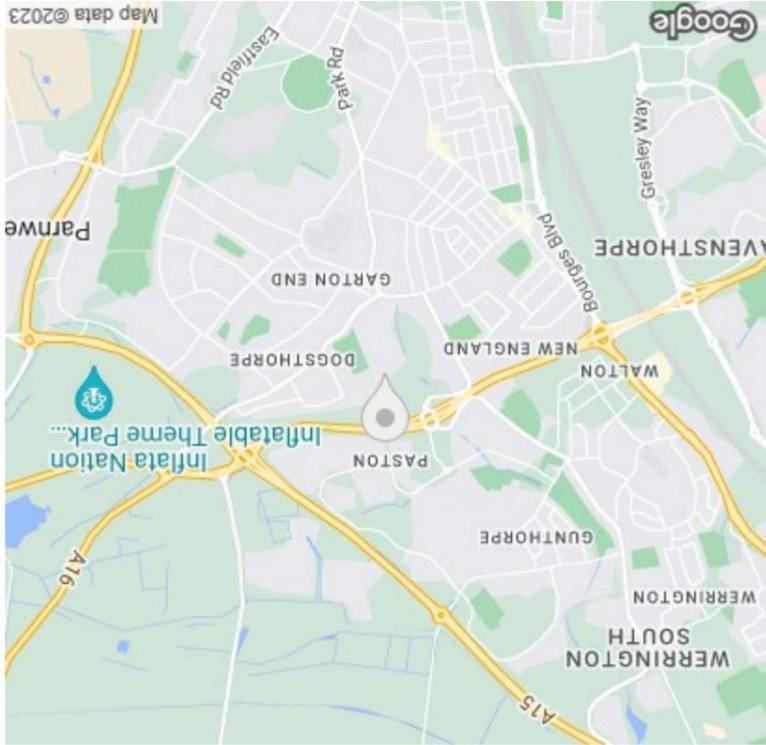
Please contact our City & County Estate Agents - Peterborough Office on 01733 563965 if you wish to arrange a viewing appointment for this property or require further information.

Viewing

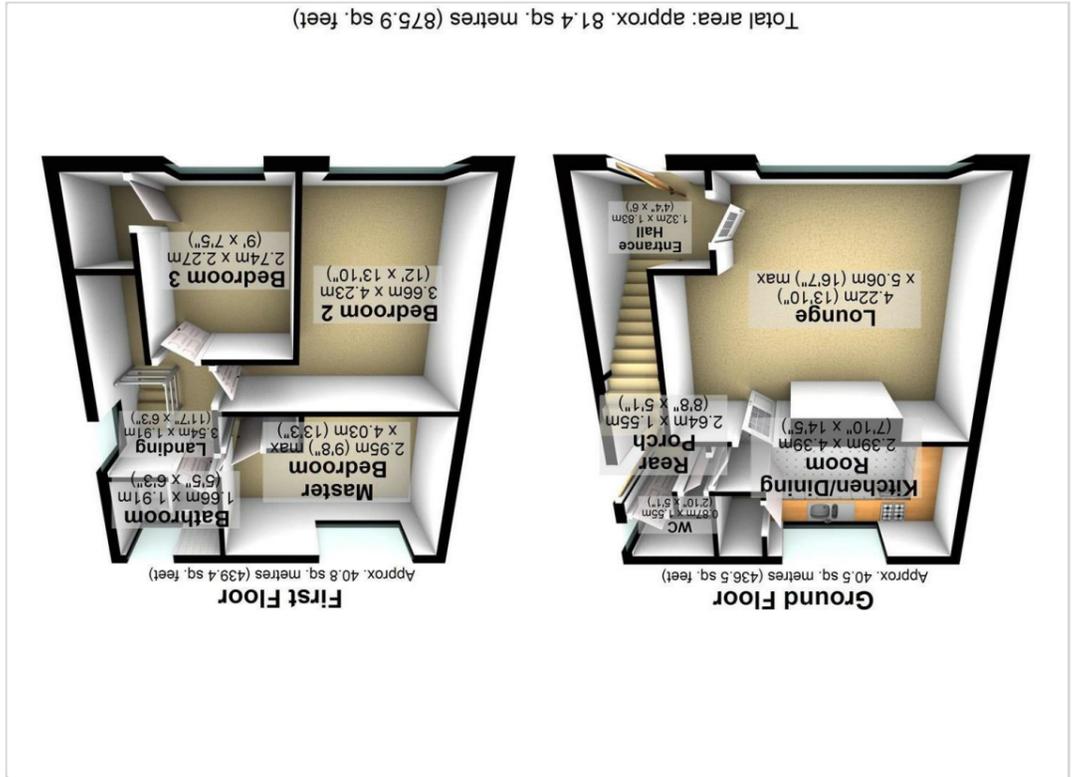
Energy Efficiency Rating	
Current	Assumed
A	A
B	B
C	C
D	D
E	E
F	F
G	G

EU Directive 2002/91/EC
 The energy indicator - higher ratings mean lower energy costs
 Any energy indicator - lower ratings mean higher costs

Energy Efficiency Graph



Area Map



Floor Plan



22 Crocus Grove
 Peterborough, PE1 3XW

Offers In Excess Of £230,000



22 Crocus Grove

Peterborough, PE1 3XW

Offered with NO FORWARD CHAIN! City and County are excited to present this THREE BEDROOMED Semi-Detached family home located in a quiet Cul-de-sac of Dogsthorpe with easy access to amenities and transport links to the City Centre. Ideal property for first time buyers, investors, or someone looking to move up the property ladder.

This well-presented home benefits from gas central heating and uPVC double glazing and a spacious living room. Entrance into the entrance hall, with a door leading to the lounge room, rear lobby, and a cloakroom fitted with a two piece suite comprising, wash hand basin and WC, with laminate flooring. The kitchen comprises of matching base and eye level units with tiled flooring, a built in four ring gas hob, with fitted double oven below. Stainless steel sink with single drainer, and space for a washing machine and fridge/freezer. Upstairs, all three bedrooms are fitted with a carpet, and there is a family bathroom fitted with a three piece comprising, a bath, WC and a wash hand basin. To the front there is gravelled off-road parking for up to three vehicles. To the rear of the property there is a large private enclosed garden, with a patio area, two wooden sheds, vegetable plot, and a lawned area. Please contact the office to book a viewing so you don't miss out!

Entrance Hall

4'4" x 6'0"

Lounge

13'10" x 16'7"

Kitchen/Dining Room

7'10" x 14'5"



Rear Porch

8'8" x 5'1"

WC

2'10" x 5'1"

Landing

11'7" x 6'3"

Master Bedroom

9'8" x 13'3"

Bedroom Two

12'0" x 13'11"

Bedroom Three

9'0" x 7'5"

Bathroom

EPC: Awaiting

Tenure: Freehold

DRAFT DETAILS AWAITING VENDORS APPROVAL

