



Lister Road, Peterborough PE1 3JY

welcome to

Lister Road, Peterborough

NO CHAIN. A well established and substantial family home in a sought-after area of Peterborough, offering easy access to the city centre and wider surrounding. This property boasts plenty of space. It has been extended and improved by the current owner and offers very versatile living accommodation. The current owner has added additional rooms and a handmade kitchen to the rear of the property. The loft has been converted so the property can now offer either: a 5 bedroom home with two kitchens, utility room, lounge and three bathrooms OR a 3-bedroom two bathroom home, with a two-bedroom annex, comprising a separate lounge, kitchen, and bathroom. There is central heating systems and electric consumer unit to each property independent of each other. As you approach this property to the front there is a driveway which can comfortably park multiple vehicles off road. Viewings are highly advised for this unique property.





Ground Floor



First Floor



Second Floor

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.focalagent.com

welcome to

Lister Road, Peterborough

- NO CHAIN
- Converted Home
- Up to 5 Bedrooms
- Driveway Parking
- Renovated Throughout
- Central Location

Tenure: Freehold EPC Rating: D

offers in excess of

£325,000



Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/PCG121265



Property Ref:
PCG121265 - 0012

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 is 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 or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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