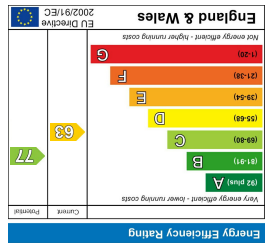


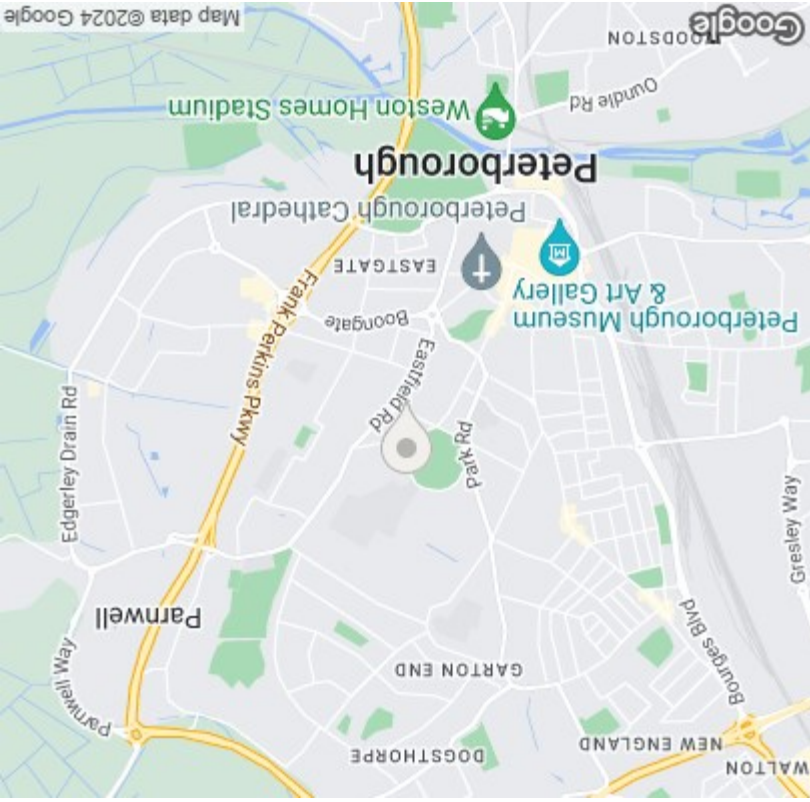
Disclaimer: Important Notice in accordance with the Property Misdescriptions Act (1991) we have prepared these Sales Particulars as a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and special 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.



Energy Efficiency Graph

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



Area Map



Floor Plan



9 Princes Gardens  
 Peterborough, PE1 4BA  
 Guide Price £250,000

3 2 2 D



## 9 Princes Gardens

Peterborough, PE1 4BA

\*\*\*GUIDE PRICE £250,000 - £260,000\*\*\* City and County are excited to market this rare opportunity to purchase a bespoke character home, located in central Peterborough. Accommodation spanning over three floors, this would make a perfect family home or ideal investment opportunity. This property is within walking distance to the city centre, train station for commuters, local transport links, central park, Kings School, and the new university! The property can be sold with no forward chain, and is ready to move in. There are several original features throughout and the current owners have modernised and improved the property throughout.

Briefly comprising, an entrance hall with original Minton flooring, a good size bay fronted living room with a beautiful feature fireplace, a separate dining room with under stairs storage room, and a separate kitchen that is fitted with a range of matching base and eye level units, with space for a washing machine, oven, and a fridge/freezer, with a gas cooker and extractor hood over. Off the kitchen houses a downstairs three-piece family bathroom, comprising a bath with shower over, a WC, a wash hand basin, and skylight window. Upstairs benefits from two double bedrooms, and a three-piece bathroom off the second bedroom. On the top floor is a separate bedroom with two skylight windows. To the rear, there is a courtyard garden and shared access. To the front, there is a courtyard garden and footpath leading to the front door. Permit parking available. Please call for a viewing today. Virtual tour available.



**Entrance Hall**  
12'7" x 3'5"

**Living Room**  
13'6" x 10'4"

**Dining Room**  
12'0" x 13'1"

**Kitchen**  
9'7" x 6'10"

**Bathroom**  
8'1" x 5'3"

**Landing**

**Hallway**  
2'6" x 5'0"

**Bedroom Two**  
11'11" x 13'1"

**Bathroom**  
9'6" x 6'9"

**Bedroom Three**  
8'5" x 13'0"

**Master Bedroom**  
17'4" x 10'11"

**EPC - D**  
63/77

**Tenure - Freehold**

**DRAFT DETAILS AWAITING  
VENDOR APPROVAL**

