

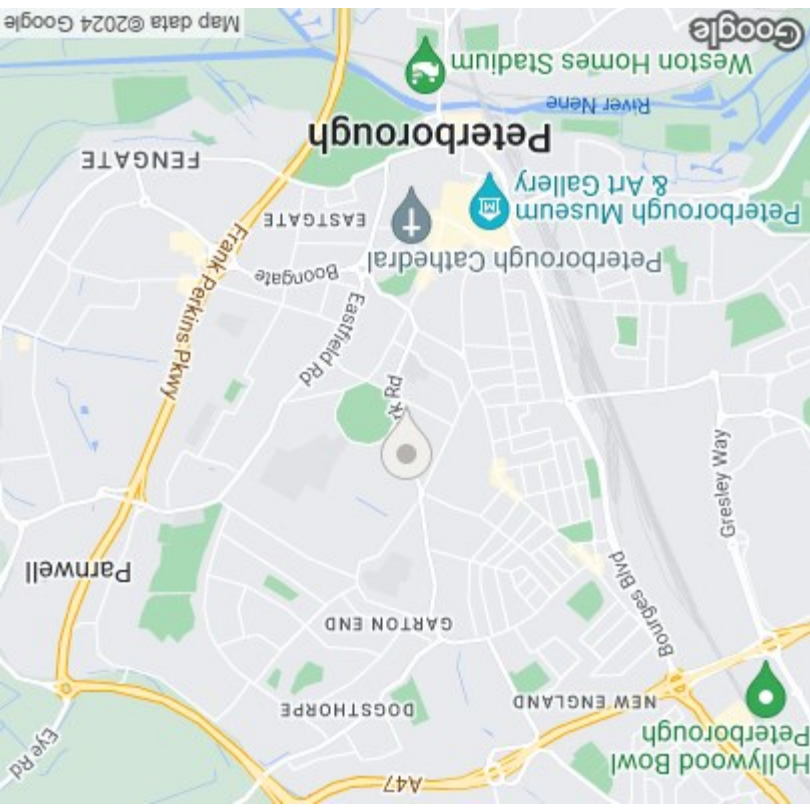
Disclaimer: Important Notice in accordance with the Property Misdescriptions Act (1991) we have prepared these Sales Particulars as a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey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

England & Wales	
Energy Rating	Score
A	92-100
B	81-91
C	69-80
D	55-68
E	39-54
F	21-38
G	1-20

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



22 Princes Street
Peterborough, PE1 2QS

Offers In Excess Of £290,000

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  1
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  D

22 Princes Street

Peterborough, PE1 2QS

City and County are pleased to market this spacious, four-bedroom, semi-detached property located in the city centre of Peterborough. Offering NO FORWARD CHAIN, local schooling and is a stones throw away from central park, this property is the ideal family home.

Briefly comprising downstairs, an entrance hall, good sized bay fronted lounge, a large dining room with sliding doors leading to the garden, downstairs cloakroom, and a kitchen that is fitted with a range of matching base and eye level units with space for a washing machine, a fridge/freezer and an integrated oven with a four-ring gas hob, and extractor over. Upstairs benefits from four bedrooms, three of which are double bedrooms, and one single bedroom. There is a wet room comprising a WC, a wash hand basin and a shower. To the rear, there is an enclosed garden which is mainly laid to lawn, and a large garage. To the front, there is a garden which is laid to lawn and a driveway allowing off road parking for at least two cars. Please call today for a viewing!

Entrance Hall

12'9" x 7'4"

Lounge

11'6" x 14'3"

Dining Room

15'5" x 11'10"

Kitchen

11'9" x 9'7"

WC

3'10" x 2'8"



Landing
3'1" x 6'5"

Landing
9'11" x 6'0"

Master Bedroom
11'5" x 12'4"

Bedroom Two
15'5" x 8'11"

Bedroom Three
7'9" x 9'4"

Bedroom Four
11'10" x 6'5"

Wet Room
8'10" x 5'11"

EPC - D
67/86

Tenure - Freehold

