

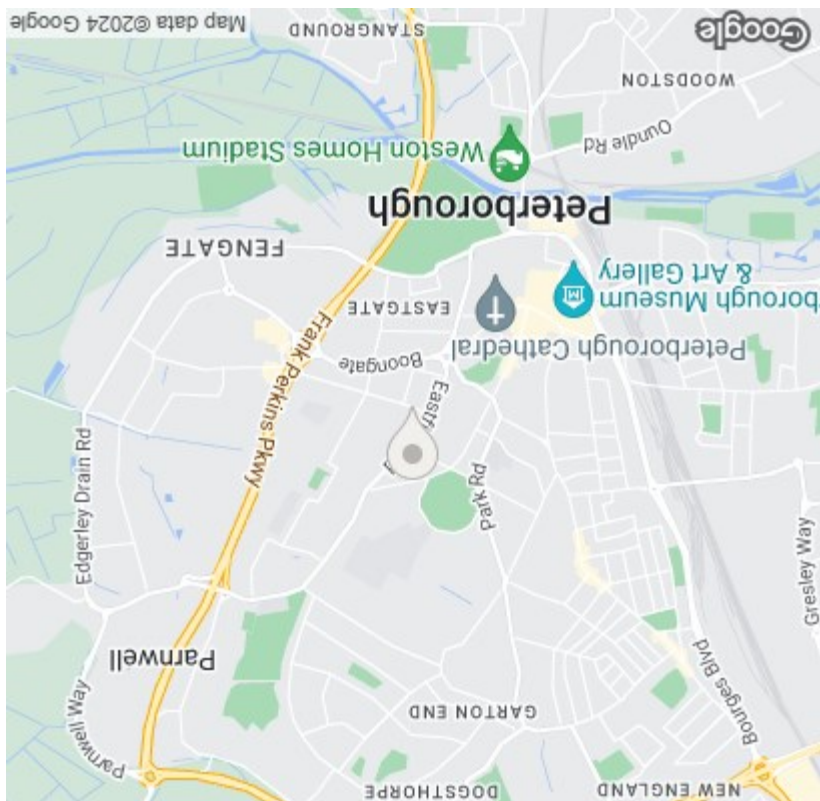
Disclaimers important Notice in accordance with the Property Misdescriptions Act (1991) we have prepared these Sales Particulars as a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey 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 LICENSING IS APPLICABLE. YOU MAY FIND THE FOLLOWING LINK USEFUL- <https://www.peterborough.gov.uk/residents/housing/selective-licensing/selective-licensing-areas/>

Energy Efficiency Rating	
Current	Target
A (92-100)	A (92-100)
B (81-91)	B (81-91)
C (69-80)	C (69-80)
D (55-68)	D (55-68)
E (39-54)	E (39-54)
F (21-38)	F (21-38)
G (1-20)	G (1-20)
72	83

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

Energy Efficiency Graph



Area Map

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



Floor Plan





## Padholme Road

Peterborough, PE1 5EE

City and County are pleased to market this unique and spacious, three-bedroom, end of terrace property located in the city centre of Peterborough. Offering local schooling, amenities and within walking distance to Peterborough City Centre, this property is the ideal family home.

This contemporary two-storey property offers a spacious 111 square metres floor space, stylishly partitioned to provide a comfortable and efficient living setup. The ground level hosts a well-equipped kitchen complete with a stove for culinary exploration, a restful living room for relaxation and entertainment, a functional WC, and an additional room that can serve various needs. Ascending to the first floor, there is a well-portioned bathroom featuring a restful bath and a conveniently attached WC, alongside three well-sized bedrooms. The additional three rooms make this home a real standout, featuring flexibility of usage whether for professional endeavours, hobbies, or just additional storage. The dual-level design ensures privacy and separation of functional areas, making this home perfect for both families and professionals. To the rear of the property, there are two separate gardens, one low maintenance courtyard, and a laid to lawn garden with a good sized storage shed. Immerse yourself in the comfort of spacious living in this beautifully designed property.

### Entrance Hall

3'11" x 14'5"

### Dining Room

13'5" x 11'1"

### Hallway

17'10" x 2'11"

### Living Room

15'8" x 11'0"

### WC

4'11" x 2'9"

### Kitchen/Diner

18'1" x 10'11"

### Landing

15'0" x 2'11"

### Master Bedroom

17'3" x 11'1"

### Bedroom Two

8'2" x 11'0"



### Bedroom Three

7'11" x 10'9"

### Bathroom

6'7" x 11'1"

### EPC - C

72/83

### Tenure - Freehold

### IMPORTANT LEGAL INFORMATION

#### Material Information

Property construction: Standard form  
Community Green Space Charge: No  
Electricity supply: Mains electricity  
Solar Panels: Yes  
Other electricity sources: No  
Water supply: Mains Water Supply  
Sewerage: Mains  
Heating: Electric Heat Pump  
Heating features:  
Broadband: up to 1000Mbps  
Mobile coverage: EE - Great, O2 - Excellent, Three - Great, Vodafone - Great

Parking: On Street  
Building safety issues: No  
Restrictions - Listed Building: No  
Restrictions - Conservation Area: Unknown  
Restrictions - Tree Preservation Orders: No  
Public right of way: Unknown  
Long-term flood risk: No  
Coastal erosion risk: No  
Planning permission issues: No  
Accessibility and adaptations:  
Coal mining area: No  
Non-coal mining area: No  
Energy Performance rating: C

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.

