

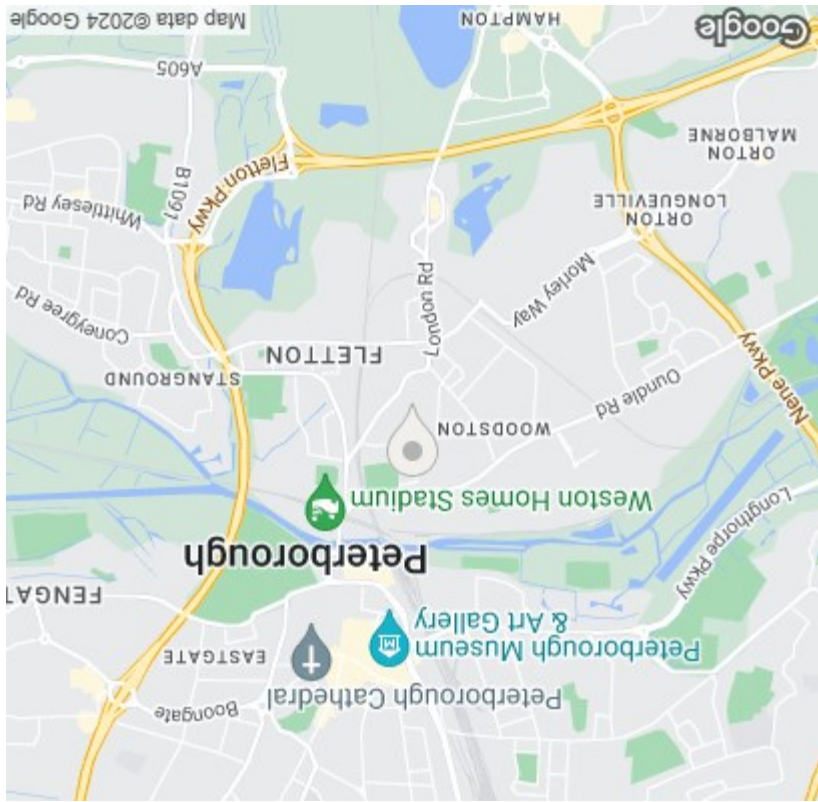
Disclaimer Important Notice in accordance with the Property Misdescriptions Act (1991) we have prepared these Sales Particulars as a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey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

Energy Efficiency - lower rating costs less energy to heat - higher rating costs more energy to heat

EU Directive 2002/91/EC

Energy Efficiency Graph



Area Map



Floor Plan

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.

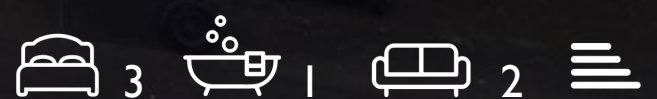
Viewing



Silver Street

Peterborough, PE2 9BX

Guide Price £190,000 - Freehold , Tax Band - A



Silver Street

Peterborough, PE2 9BX

Guide Price £190,000 - £200,000

We are pleased to offer for sale, this ideal first time buy or investment purchase, which has undergone a scheme of improvements by its current owners and is within walking distance of the city centre.

Internally offering two reception rooms, both with feature fireplaces, a modern immaculate kitchen with a range of matching base and eye level units, a downstairs three-piece family bathroom, and a utility room with a breakfast bar. To the first floor, there are three bedrooms, two of which are doubles, and a separate cloakroom offering extra convenience. Externally there is a good sized rear garden with a brick built outbuilding. To the front of the property, whilst parking is on street there are no restrictions on this part of Silver Street.

Living Room

10'10" x 12'2"

Hallway

3'1" x 2'9"

Dining Room

12'0" x 11'10"

Kitchen

7'9" x 6'6"

Utility Room With Breakfast Bar

14'11" x 4'7"

Bathroom

6'9" x 7'6"

Landing

Bedroom Two

11'0" x 12'4"

Hallway

12'1" x 3'8"

Master Bedroom

12'1" x 12'1"

WC

4'1" x 3'5"

Bedroom Three

7'1" x 7'1"



Outbuilding
8'7" x 5'10"

EPC - Awaiting

Tenure - Freehold

IMPORTANT LEGAL INFORMATION

Material Information

Property construction: Standard
Community Green Space Charge: No
Electricity supply: Mains electricity
Solar Panels: No
Other electricity sources: No
Water supply: Mains
Sewerage: Mains
Heating: Mains Gas
Heating features:
Broadband: up to 1000Mbps
Mobile: EE - Great, O2 - Great, Three - Great, Vodafone - Great

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

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.

DRAFT DETAILS AWAITING VENDOR APPROVAL

