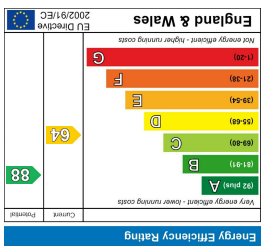
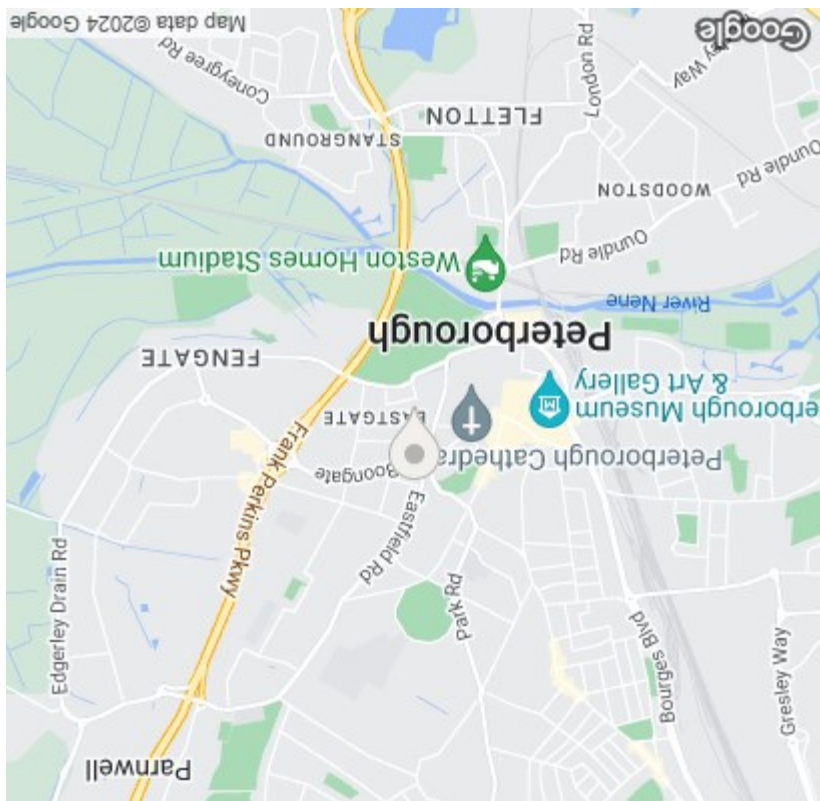


Disclaimers important Notice in accordance with the Property Misdescriptions Act (1991) we have prepared these Sales Particulars as a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey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

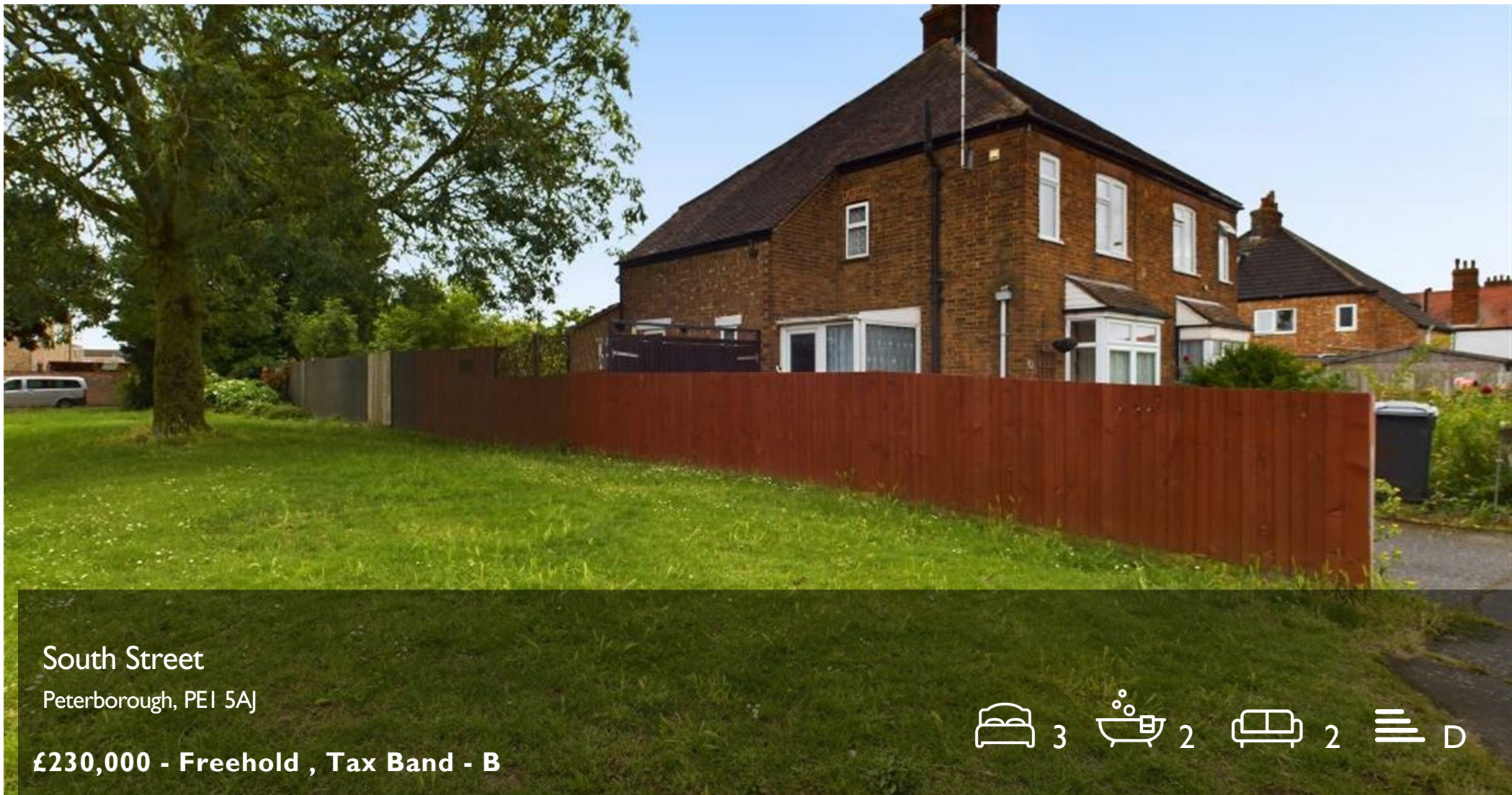


Area Map

Viewing
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.



Floor Plan



South Street

Peterborough, PE1 5AJ

£230,000 - Freehold , Tax Band - B



South Street

Peterborough, PE1 5AJ

Welcome to this well established semi detached house located on South Street in Peterborough. This property boasts two reception rooms, a kitchen with pantry, three good sized bedrooms, a bathroom, offering ample space for comfortable living. Situated in the heart of the city centre, this house is conveniently located near the new university and all local amenities, making it an ideal spot for those who enjoy the hustle and bustle of urban living.

One of the standout features of this property is the scope it offers for modernisation and improvement. Whether you're looking to put your own stamp on a place or increase its value, this house provides the perfect canvas for your creative ideas. The double gated vehicular access to the rear of the property adds a touch of exclusivity and convenience, allowing for easy parking and access. The generous plot size presents masses of potential for landscaping, extension, or any other projects you may have in mind. Additionally, the presence of a conservatory and a downstairs wet room adds to the practicality and charm of this lovely home. Imagine enjoying your morning coffee in the bright and airy conservatory or unwinding after a long day in the convenience of a wet room. Don't miss out on the opportunity to own a property with such great potential and in a prime location. This house on South Street is just waiting for someone to turn it into their dream home.

Entrance Porch
5'10" x 4'8"

Entrance Hall
3'10" x 8'6"

Living Room
11'9" x 13'10"

Dining Room
14'5" x 10'5"

Conservatory
6'11" x 14'0"

Wet Room
6'9" x 4'9"

Kitchen
7'5" x 8'5"

Landing
7'0" x 4'9"

Master Bedroom
14'6" x 8'6"



Bedroom Two
11'9" x 8'7"

Bathroom
8'4" x 4'10"

Bedroom Three
7'6" x 8'6"

EPC - D
64/88

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: Gas
Heating features:
Broadband: up to 1000Mbps
Mobile: EE - Excellent, O2 - Excellent, Three - Excellent, Vodafone - Excellent

Parking: Driveway, Off-Street, Private
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