

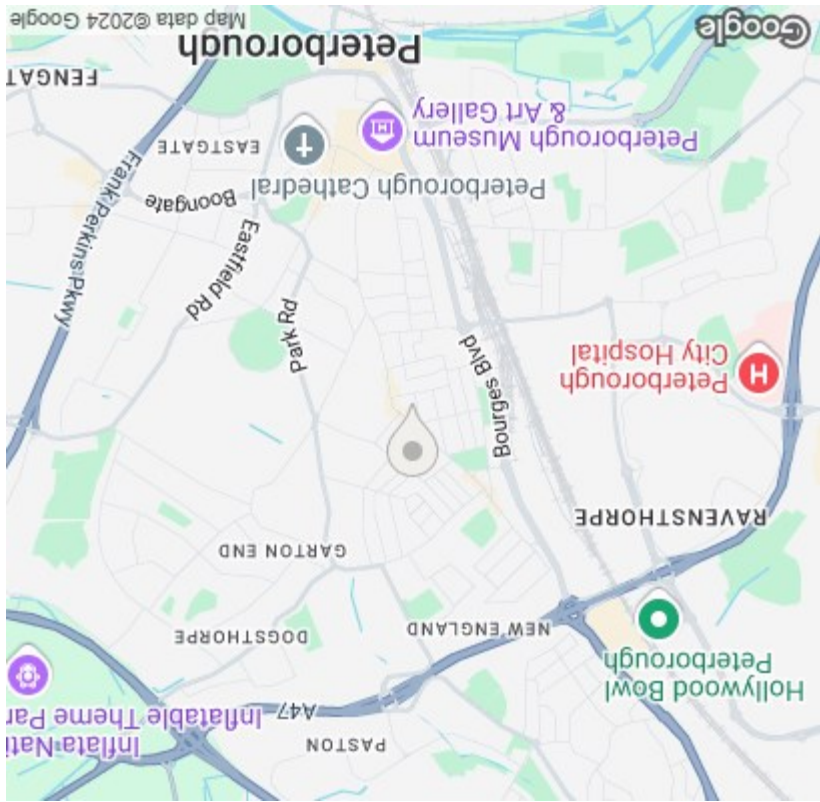
DISCLAIMER: Important Notice in accordance with the Property Misdescriptions Act (1991) we have prepared these Sales Particulars as a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey 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	85
B	71
C	
D	
E	
F	
G	

Any energy efficient - lower rating costs
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 EU Directive 2002/91/EC
 The energy efficient - higher rating costs

Energy Efficiency Graph



Area Map



Floor Plan

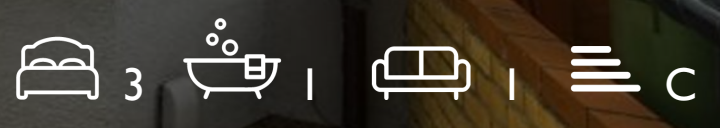
Please contact our City & County Estate Agents - Peterborough Office on 01733 563965 if you wish to arrange a viewing appointment for this property or require further information.

Viewing



Parliament Street
 Peterborough, PE1 2LS

Offers In Excess Of £210,000 - Freehold , Tax Band - A



Parliament Street

Peterborough, PE1 2LS

Welcome to this charming property located on Parliament Street in Peterborough! This imposing bay fronted family home is a true gem, and has undergone a vast scheme of improvements by its current owners of over fifteen years!

As you step inside, you'll be greeted by a spacious open plan living and dining area, perfect for entertaining guests or simply relaxing with your loved ones. The modern kitchen is a chef's dream, offering both style and functionality for your culinary adventures. With three cosy bedrooms, there's plenty of space for the whole family to unwind and rest. There is also a modern fully tiled shower room to the ground floor. The large rear garden, complete with side gated access, provides a great outdoor space, with a variety of potential uses whilst it is currently a blank canvas. Conveniently located close to the city centre, this property offers the best of both worlds - a peaceful retreat with easy access to all the amenities and attractions that Peterborough has to offer. Don't miss out on the opportunity to make this house your home. Come and experience the warmth and comfort that this property has to offer.

Lounge/Diner

26'10" x 11'11"

Kitchen

13'3" x 7'5"

Bathroom

6'5" x 7'6"

Landing

3'1" x 10'10"

Hallway

15'4" x 2'11"

Master Bedroom

11'6" x 10'5"

Bedroom Two

11'8" x 8'9"

Bedroom Three

9'3" x 7'1"

EPC - C

71/85



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

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: 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.

DRAFT DETAILS AWAITING VENDOR APPROVAL

