

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/>

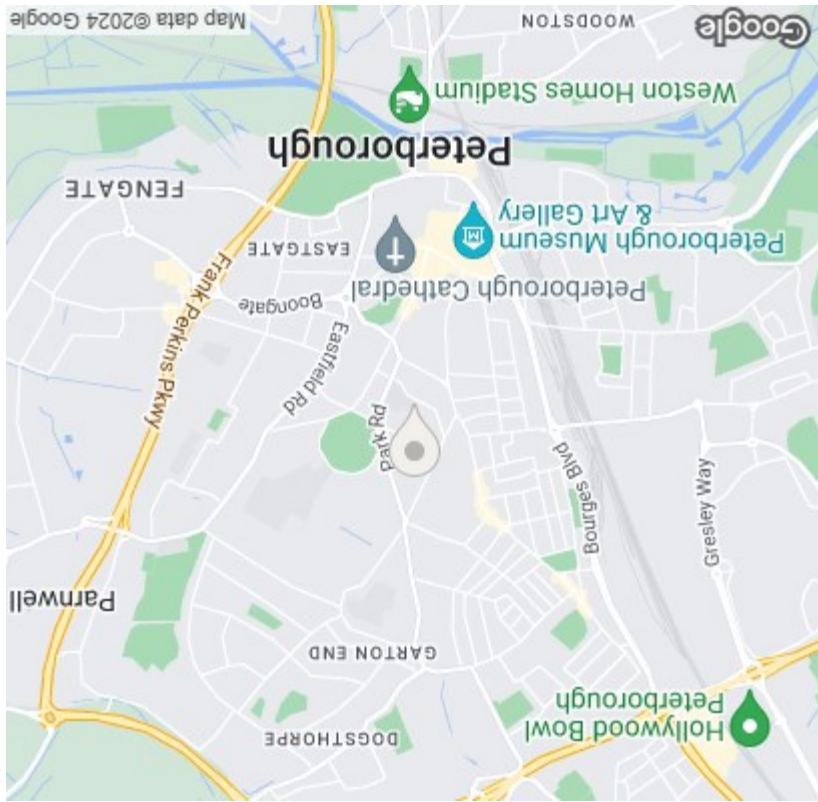
Energy Efficiency Rating	
Current	Assumed
A (92-100)	A (92-100)
B (81-91)	B (81-91)
C (69-80)	C (69-80)
D (55-68)	D (55-68)
E (39-54)	E (39-54)
F (21-38)	F (21-38)
G (1-20)	G (1-20)

EU Directive 2002/91/EC

For energy efficient - higher rating costs

Any energy efficient - lower rating 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

Viewing



Floor Plan



Granville Street

Peterborough, PE1 2QJ

Welcome to Granville Street, Peterborough - a charming location where this beautifully improved mid-terraced house awaits its new owners. Boasting three bedrooms, and two reception rooms, this property offers versatile living spaces that have been thoughtfully enhanced to provide comfort and style. The new kitchen and bathroom add a modern touch, ensuring convenience for the residents. One of the standout features of this property is its extremely large garden, a rare find in such a central location. Perfect for families or those who enjoy outdoor living, this garden provides ample space for relaxation, play, and entertaining.

Located just a stone's throw away from the City Centre, residents will enjoy easy access to amenities, shops, and entertainment options. The external insulation of the house ensures energy efficiency and comfort all year round. Don't miss out on the opportunity to own this wonderful home in a prime location. Book a viewing today and envision the possibilities that this property holds for you and your loved ones.

Living Room

11'5" x 12'0"

Hallway

3'1" x 2'10"

Dining Room

11'10" x 11'10"

Kitchen

9'11" x 6'10"

Bathroom

7'1" x 6'10"

Landing

3'0" x 2'9"

Master Bedroom

11'5" x 11'11"

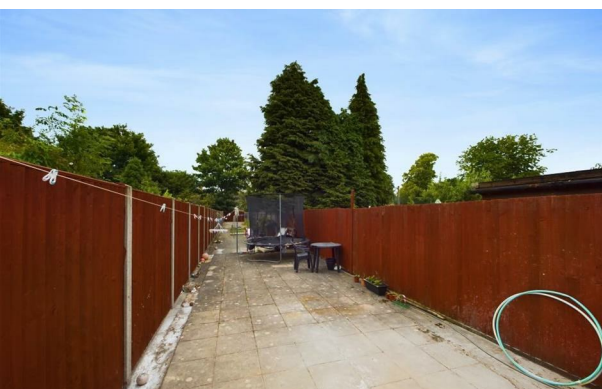
Bedroom Two

11'11" x 11'10"

Bedroom Three

9'10" x 6'11"

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: Gas Central Heating
Heating features:
Broadband: up to 1000Mbps
Mobile: EE - Excellent, 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.