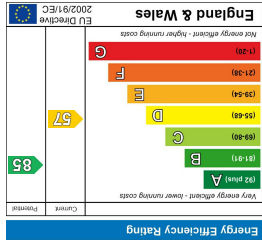
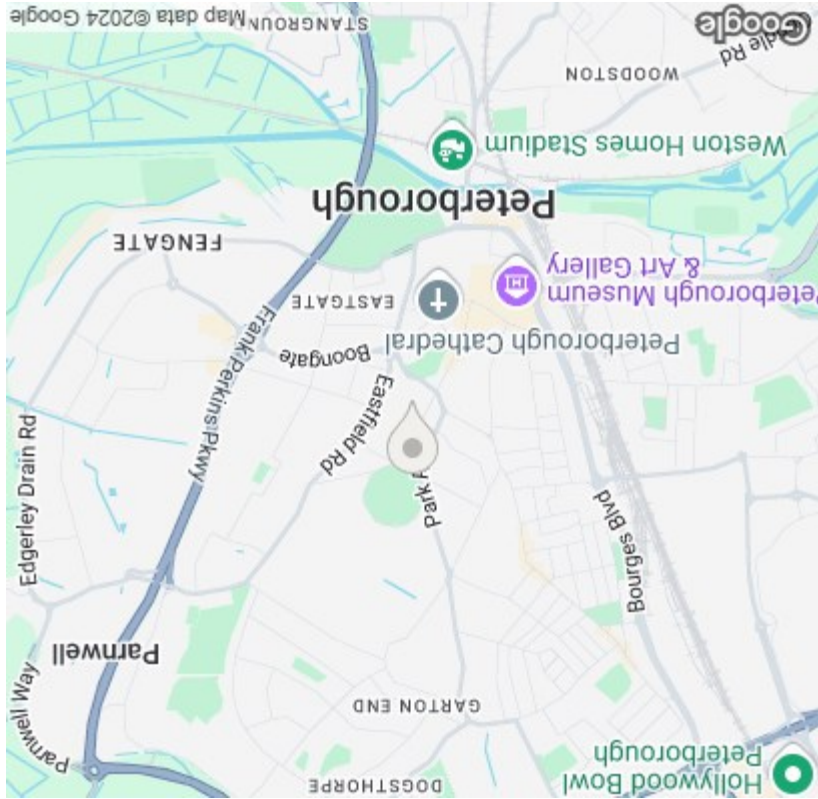


PLEASE NOTE: IF THE PROPERTY IS BEING PURCHASED AS BUY TO LET, YOU SHOULD CONSIDER WHETHER SELECTIVE LICENSING APPLIES. YOU MAY FIND THE FOLLOWING LINK USEFUL: <https://www.peterborough.gov.uk/residents/housing/selective-licensing/selective-licensing-areas/>
 Disclaimers: Important Notice in accordance 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.



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.

Viewing



Monument Street
 Peterborough, PE1 4AG

Offers In Excess Of £180,000 - Freehold , Tax Band - A



Monument Street

Peterborough, PE1 4AG

Nestled in the heart of Peterborough, this charming semi-detached house on Monument Street is a hidden gem waiting to be discovered. Boasting two generous reception rooms and four inviting bedrooms, this property offers ample space for comfortable living. Probate has been granted.

One of the standout features of this home is its private and enclosed rear garden, perfect for enjoying a peaceful retreat or entertaining guests in style. The low maintenance aspect of the garden ensures that you can spend more time relaxing and less time on upkeep. This property provides a tranquil oasis in the bustling city centre of Peterborough. With no forward chain, the opportunity to make this house your own is ripe for the taking. Within walking distance, you'll find yourself in the vibrant Peterborough city centre, where an array of amenities, local schooling options, and the train station are all easily accessible. This prime location offers the best of both worlds - a serene residential setting with the convenience of urban living at your doorstep. Don't miss out on the chance to call this delightful property your new home. Book a viewing today and step into a world of comfort, convenience, and endless possibilities.

Living Room

11'1" x 11'4"

Hallway

5'0" x 8'5"

Dining Room

12'1" x 11'5"

Kitchen

16'4" x 6'9"

Rear Porch

3'5" x 6'8"

Bathroom

6'1" x 6'10"

Landing

17'8" x 2'4"

Master Bedroom

11'3" x 11'7"

Bedroom Two

12'2" x 8'11"

Bedroom Three

15'1" x 6'9"



Bedroom Four

9'10" x 6'11"

EPC - D

57/85

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 47Mbps
Mobile: EE - Excellent, O2 - Excellent, Three - Excellent, Vodafone - Excellent

Parking: On Street - Controlled Parking Zone/Local Authority Parking Scheme
Building safety issues: No
Restrictions - Listed Building: No
Restrictions - Conservation Area: No
Restrictions - Tree Preservation Orders: No

Public right of way: There is a walking right of way to the back entrance of the house shown on deeds.
Long-term flood risk: No
Coastal erosion risk: No
Planning permission issues: There is planning permission for 48 but in the vendors view this will not affect the property.
Accessibility and adaptations:
Coal mining area: No
Non-coal mining area: Yes
Energy Performance rating: D

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.

