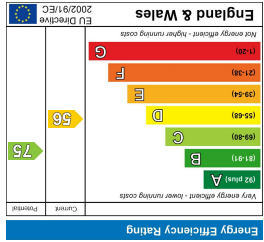
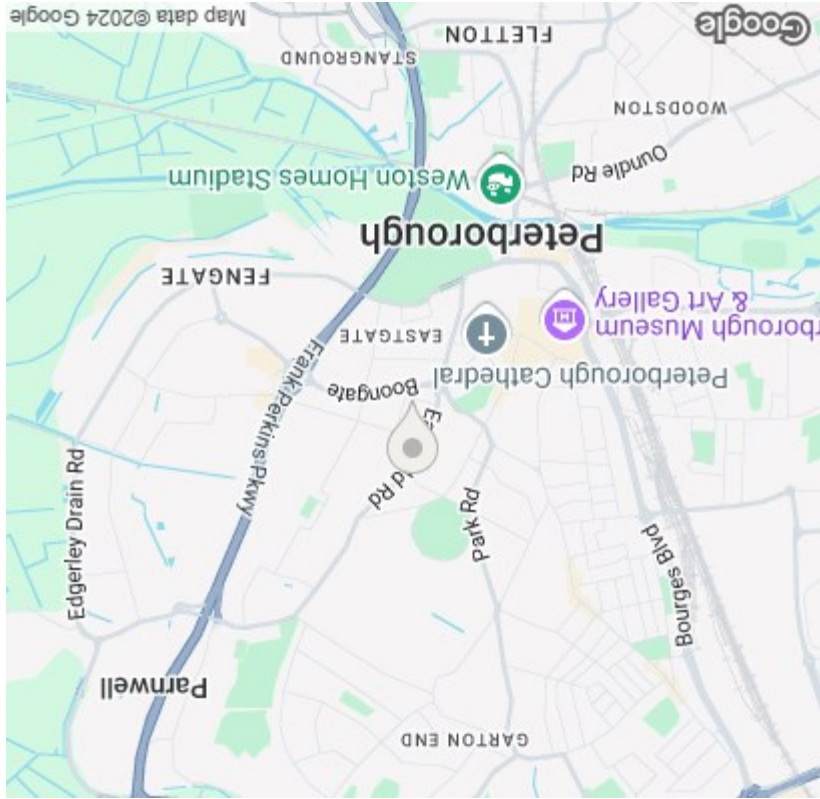


Disclaimer Important Notice in accordance with the Property Misdescriptions Act (1991) we have prepared these Sales Particulars as a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey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

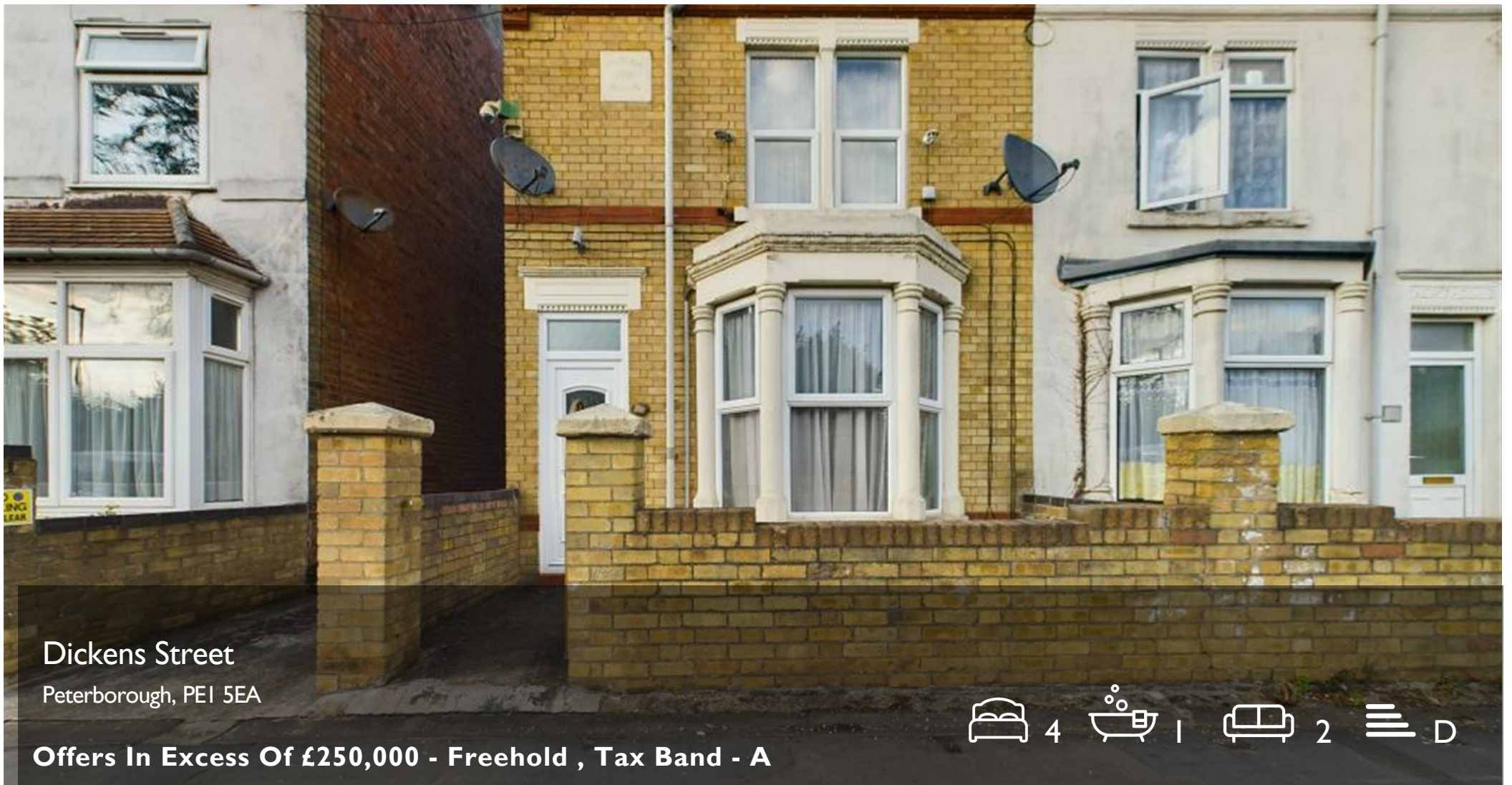


Area Map

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



Dickens Street

Peterborough, PE1 5EA

What a fantastic opportunity for a home or investment! Ideally located within walking distance to the new university, train station, local schools, and amenities, this spacious four-bedroom, bay-fronted semi-detached property has so much to offer.

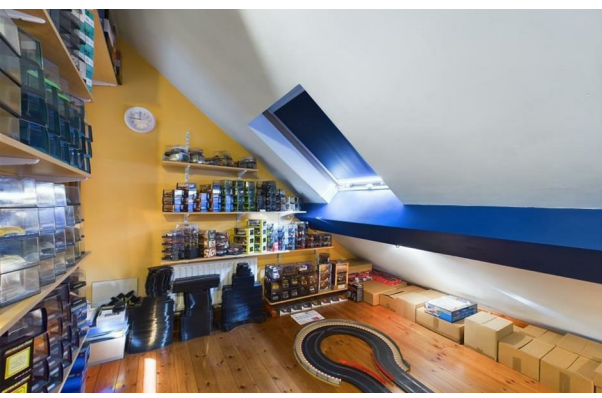
Step into the inviting entrance porch, which leads to a bright and welcoming hallway. The front reception room features a lovely feature fireplace, perfect for cosy evenings. A second reception room, ideal for dining, opens onto the garden through French doors, creating a seamless indoor-outdoor flow. There is also an under-stairs storage cupboard providing convenient extra space. The kitchen/breakfast room offers plenty of space for all your culinary needs, with room for a washing machine, fridge/freezer, sink, and cooker. A rear porch provides access to the outside, and a convenient downstairs three-piece bathroom includes a bath, WC, and wash hand basin. Upstairs, you'll find three generously sized bedrooms and a landing area, with the boiler located in the rear bedroom. An additional staircase from the landing leads to the converted loft, which serves as a fourth bedroom—an ideal space for guests, an office, or a growing family.

Outside, enjoy a low maintenance rear garden, with off-road parking and a carport accessible from the road, suitable for small cars. The property also includes a double garage with power, offering extra parking or storage options, along with permit parking available at the front. This versatile home is perfect for families, first-time buyers, or investors looking for a prime location in Peterborough. Don't miss out on this ideal opportunity!

- Entrance Hall**
11'11" x 3'1"
- Living Room**
14'4" x 11'11"
- Dining Room**
11'11" x 14'5"
- Understairs Storage Room**
2'11" x 8'7"
- Kitchen/Breakfast Room**
13'5" x 9'2"
- Rear Porch**
7'11" x 3'1"
- Bathroom**
7'10" x 5'10"
- First Floor Landing**
12'8" x 3'2"
- Master Bedroom**
11'10" x 14'6"
- Bedroom Two**
12'0" x 10'11"
- WC**
3'4" x 6'0"
- Bedroom Three**
6'10" x 9'1"
- Second Floor Landing**
11'0" x 5'9"



- Bedroom Four**
23'0" x 13'4"
- Garage**
16'5" x 18'1"
- EPC - D**
56/75
- Tenure - Freehold**
- IMPORTANT LEGAL 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: None advised.
- Broadband: up to 1000Mbps
- Mobile: EE - Excellent, O2 - Excellent, 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: None advised
- Coal mining area: No
- Non-coal mining area: No
- 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.