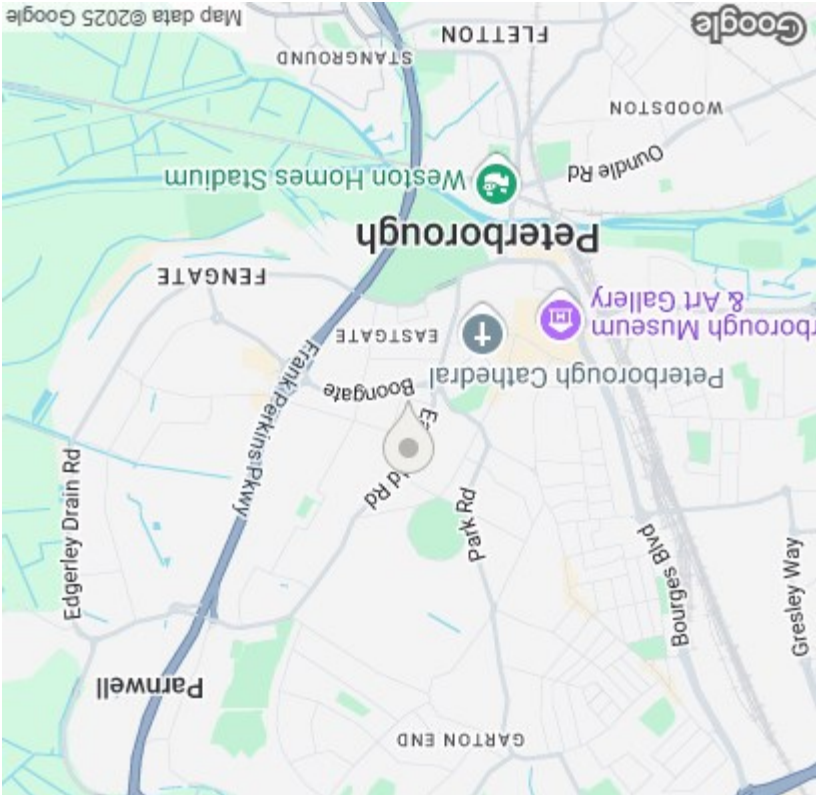


Energy Efficiency Rating	
Current	
Potential	
Very energy efficient - lower running costs	<div> <div></div> <div>A</div> </div> <div> <div></div> <div>B</div> </div> <div> <div></div> <div>C</div> </div> <div> <div></div> <div>D</div> </div> <div> <div></div> <div>E</div> </div> <div> <div></div> <div>F</div> </div> <div> <div></div> <div>G</div> </div>
	75

Energy Efficiency Graph



Floor Plan



Dickens Street
Peterborough, PE1 5EA

GUIDE PRICE £240,000 - £260,000

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, WVC, 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 11'1"
- 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.

