

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.

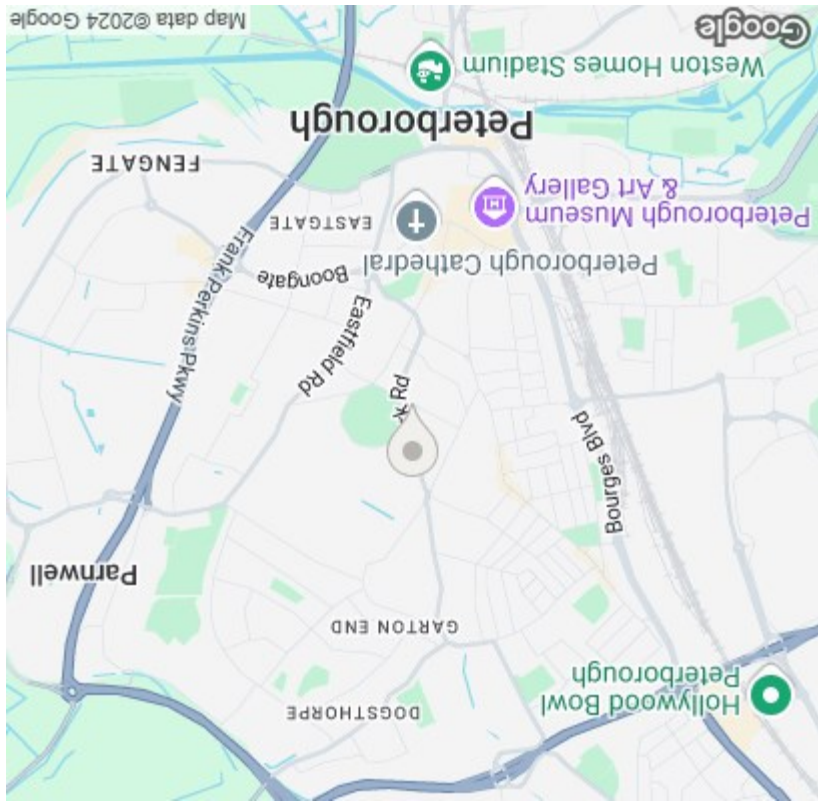
PLEASE NOTE: IF THE PROPERTY IS BEING PURCHASED AS BUY TO LET, YOU SHOULD CONSIDER WHETHER SELECTIVE LICENSING IS APPLICABLE. YOU MAY FIND THE FOLLOWING LINK USEFUL- <https://www.peterborough.gov.uk/residents/housing/selective-licensing/selective-licensing-areas/>

Energy Efficiency Rating	
Current	Assumed
85	85
Any energy efficient - lower rating costs A (92-100) B (81-91) C (69-80) D (55-68) E (39-54) F (21-38) G (1-20)	
The energy efficient - higher rating costs G (1-20) F (21-38) E (39-54) D (55-68) C (69-80) B (81-91) A (92-100)	

Energy Efficiency Graph

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



Area Map



Floor Plan



Princes Street

Peterborough, PE1 2QP

Guide Price £230,000 - Freehold , Tax Band - B



Princes Street

Peterborough, PE1 2QP

GUIDE PRICE £230,000 - £250,000 City and County are pleased to market this spacious, three bedroom, semi-detached property located in the city centre of Peterborough. Offering NO FORWARD CHAIN, two large reception rooms, three double bedrooms, this property is the ideal family home or investment.

Briefly comprising downstairs, an entrance hall, bay fronted lounge, good sized dining room, kitchen that is fitted with a matching range of base and eye level units with space for two large fridge/freezers, and an integrated oven with a four-ring gas hob with an extractor over. Separate utility room with space for a washing machine and a family bathroom that is fitted with a three-piece suite comprising a WC, wash hand basin, and a bath with a shower over. Upstairs benefits from three double bedrooms, separate WC, and a family bathroom that is fitted with a two-piece suite comprising a wash hand basin and a cubicle shower. To the rear, there is an enclosed, private garden which is partially patioed. To the front, there is a low maintenance garden and access to the public footpath.

Entrance Porch

3'10" x 2'9"

Entrance Hall

9'10" x 2'9"

Lounge

11'4" x 10'4"

Dining Room

11'10" x 13'7"

Kitchen

11'9" x 7'9"

Utility Room

5'9" x 7'8"

Bathroom

4'4" x 7'9"

Landing

2'6" x 13'8"

Master Bedroom

11'4" x 13'6"

Bedroom Two

9'4" x 10'6"



Bathroom

7'2" x 3'4"

WC

3'2" x 4'7"

Bedroom Three

9'6" x 7'9"

EPC - D

64/85

Tenure - Freehold

IMPORTANT LEGAL INFORMATION

Material Information

Property construction: Standard form
Community Green Space Charge: No
Electricity supply: Mains electricity
Solar Panels: No
Other electricity sources: No
Water supply: Mains Water Supply
Sewerage: Mains
Heating: Gas Central Heating
Heating features:
Broadband: up to 1000Mbps
Mobile coverage: 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: 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.

