

Map data @2024 Google Goood \$09¥ Elettoupter B1097 Whittlesey Rd ONGUEVILLE ORTON London Rd Coneygree Rd **FLETTON** bg albnuo **GNUORDNAT** MODSTON Secton Homes Stadium Peterborough FENGATE Peterborough Museum Đ EASTGATE Peterborough Cathedral Boongate otop Area Map



appointment for this property or require further information. Office on 01733 563965 if you wish to arrange a viewing Please contact our City & County Estate Agents - Peterborough

D

Energy Efficiency Graph



Decision of the property. They are not intended to contract. Whitebergaphors Act (1991) we have prepared these Sales Pariculars as a general guide to give a broad description of the property. They are not intended to constitute part of an given as a guide only and should not be relied upon for the services and processible relative 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 sonade description 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 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 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 validity of any guarantee. All photographs, measurements floorplans referred to are given as a guide only and should not be relied upon for the validity of any guarantee. All photographs, measurements floorplans referred to are given as a guide only and should not be relied upon for the validity of any guarantee.

b Teace NOTE, IF THE PROPERTY IS BEING PURCHASED AS BUY TO LET, YOU SHOULD CONSIDER WHETHER SELECTIVE LICENDIA SARAGIVE-licensing safective-licensing s

London Road Peterborough, PE2 9BB

£325,000 - Freehold , Tax Band - B

London Road

Peterborough, PE2 9BB

Well positioned on London Road in Peterborough, this charming semi-detached house is a true gem waiting to be discovered. Boasting two reception rooms, three bedrooms, a bathroom, and the added benefit of a basement, this property offers ample space for comfortable living.

As you step inside, you'll be greeted by the character and charm of this home, with period features such as the impressive high ceilings adding a touch of elegance. The spacious layout provides the perfect carvas for you to create your dream living space, whether it's a cosy reading nook in one of the reception rooms or a stylish bedroom retreat. The internal layout offers an entrance hallway, living room, a modern kitchen diner, a rear sitting room with log burner, which could also be used as a ground floor bedroom, utility room, cloakroom, three double bedrooms, and a family bathroom. Situated on a large plot with rear vehicular access, this home offers both privacy and potential. The cellar provides fantastic storage space or the opportunity for a creative conversion into an extra living area, adding versatility to this already impressive property. Situated on a large plot with rear vehicular access, this home offers both privacy and potential.

Convenience is key with this property, as it is ideally located within walking distance to the vibrant city centre. Imagine the ease of strolling to local shops, restaurants, and entertainment venues without the hassle of a long commute. What's more, this delightful home is sold with no forward chain, making the buying process smooth and straightforward. Don't miss out on the chance to make this semi-detached house your own and enjoy the best of city living in Peterborough.

Entrance Hall 8'6"×2'10"

Hallway 9'4" × 5'2"

Basement Hallway 9'6" x 5'4"

Basement Area One 9'6"×10'0"

Basment Area Two $12'0'' \times 12'0''$

Lounge ||'|0" × |2'4"

Dining Area 12'11"×9'10"

Kitchen 11'5" × 11'9"

Living Room ||'9" × ||'|0"

Utility Room

6'9" x 3'2" wc

5'0"×3'1"

Landing 11'10"×5'8"

Master Bedroom 12'0" × 15'8"

Bedroom Two ||'9"×||'|0"















Bathroom ||'9"×8'9" **Bedroom Three** 9'5" × 9'10" EPC - D

60/82

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: Log Burning Stove Broadband: up to 1000Mbps Mobile: EE - Great, O2- Great, Three - Great, Vodafone - Great

Parking: Covered, Driveway, Off Street, Rear, Private 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 Coal mining area: No Non-coal mining area: No Energy Performance rating: D

Disclaimer: If you are considering purchasing this property as a Buy-to-Let investment, please be advised that certain areas may be subject to Selective Licensing schemes. Prospective purchasers are strongly advised to carry out their own due diligence to ensure compliance with any applicable licensing requirements, including any associated fees or obligations.







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.