

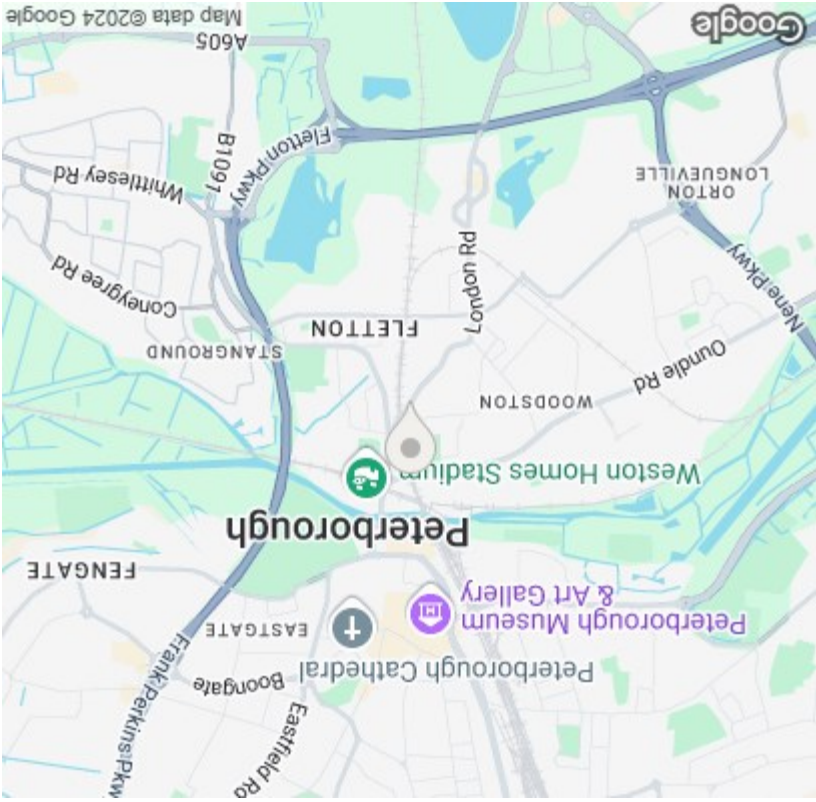
Disclaimer Important Notice in accordance with the Property Misdescriptions Act (1991) we have prepared these Sales Particulars as a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey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

England & Wales	
Energy Rating	Energy Efficiency - lower rating costs
A	77-92
B	69-76
C	55-68
D	39-54
E	29-38
F	23-28
G	1-22

EU Directive 2002/91/EC  
The energy indicator - higher rating costs

**Energy Efficiency Graph**



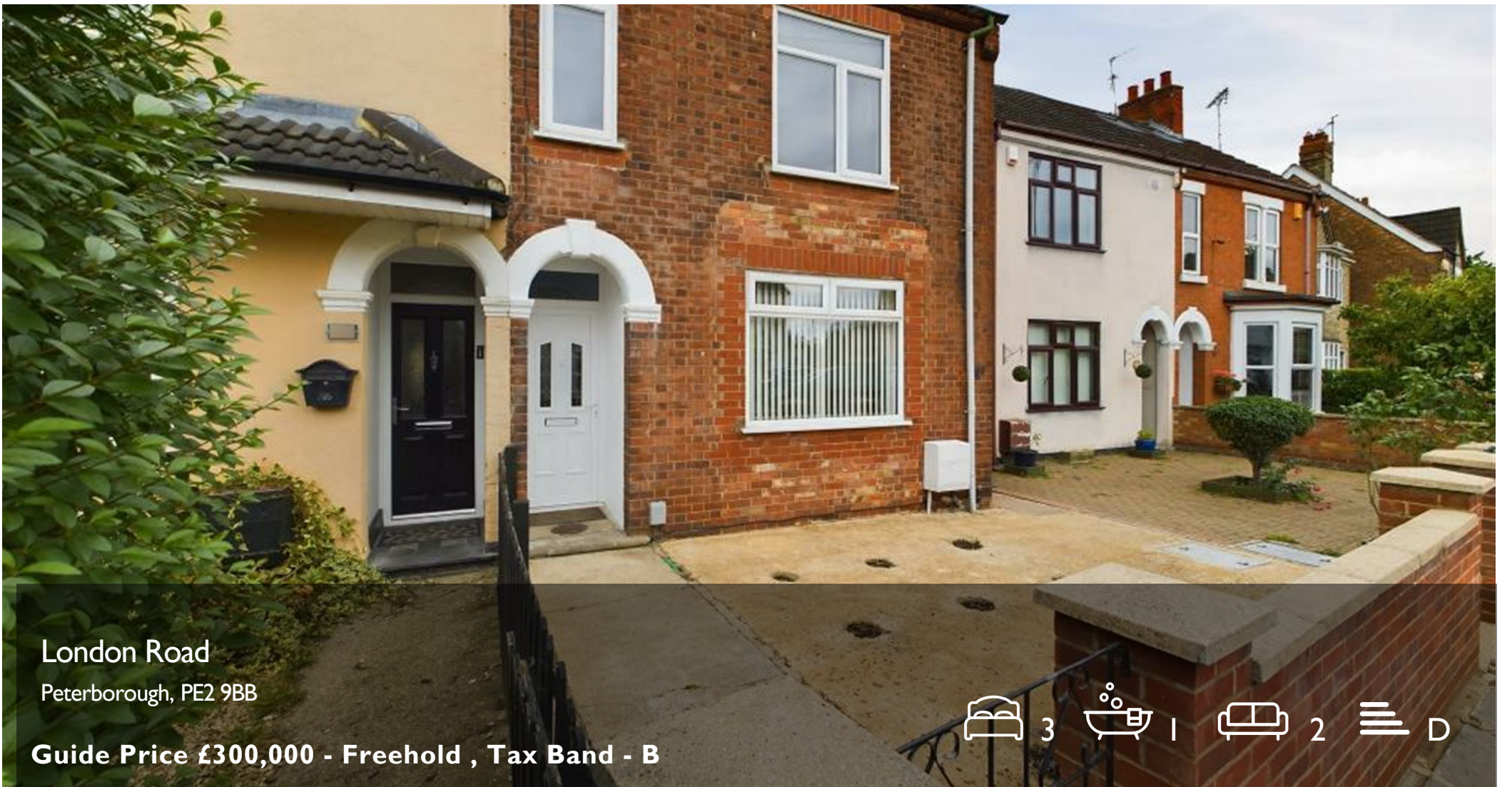
**Area Map**

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**



**Floor Plan**



London Road  
 Peterborough, PE2 9BB

Guide Price £300,000 - Freehold , Tax Band - B



# London Road

Peterborough, PE2 9BB

\*\*Guide Price £300,000 - £315,000\*\*

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 canvas 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" x 2'10"

### Hallway

9'4" x 5'2"

### Basement Hallway

9'6" x 5'4"

### Basement Area One

9'6" x 10'0"

### Basement Area Two

12'0" x 12'0"

### Lounge

11'10" x 12'4"

### Dining Area

12'11" x 9'10"

### Kitchen

11'5" x 11'9"

### Living Room

11'9" x 11'10"

### Utility Room

6'9" x 3'2"

### WC

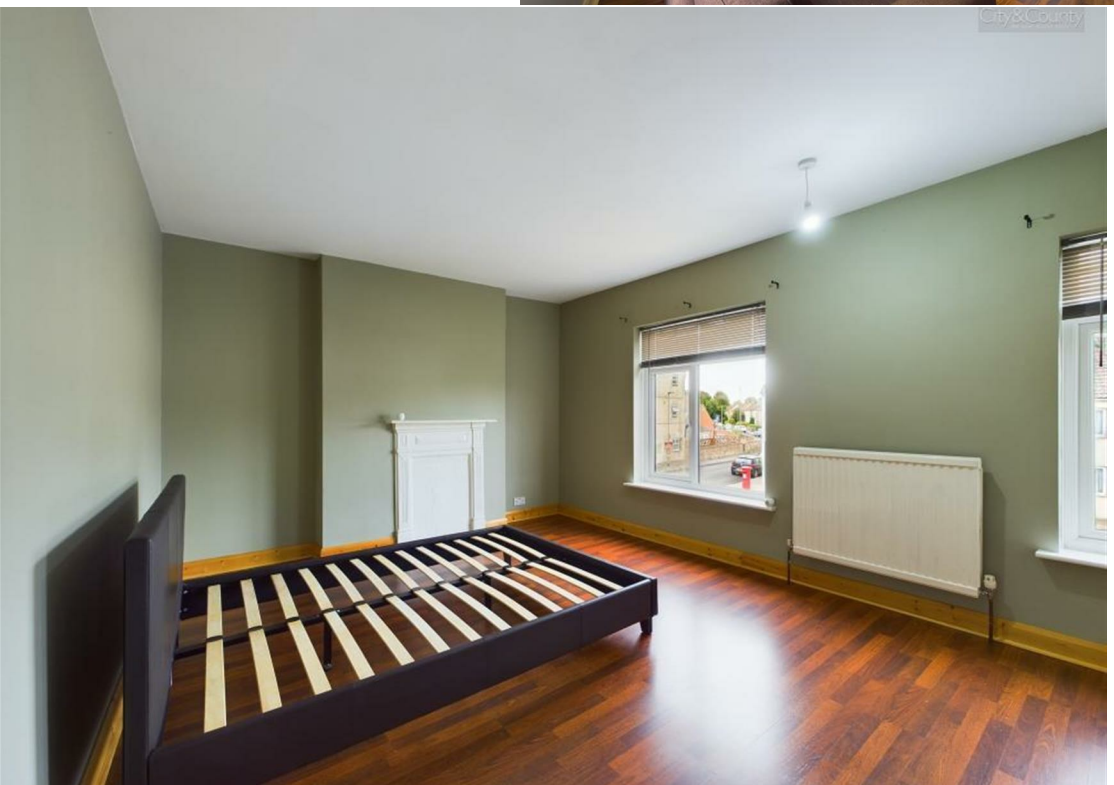
5'0" x 3'1"

### Landing

11'10" x 5'8"

### Master Bedroom

12'0" x 15'8"



### Bedroom Two

11'9" x 11'10"

### Bathroom

11'9" x 8'9"

### Bedroom Three

9'5" x 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.

