

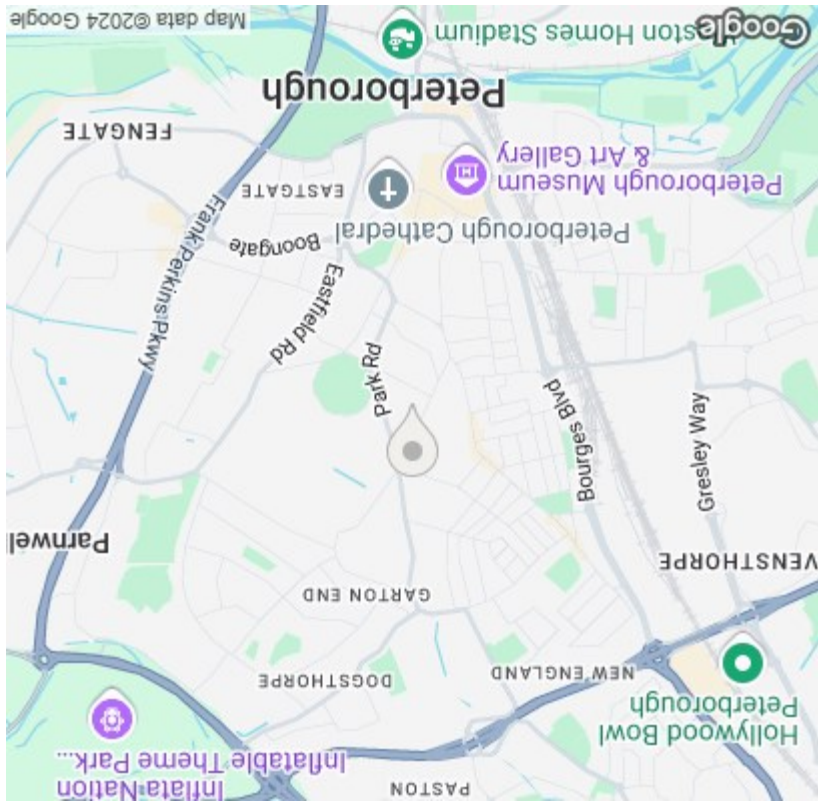
Disclaimers Important Notice in accordance with the Property Misdescriptions Act (1991) we have prepared these Sales Particulars as a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey 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 Rating	Current	Minimum
A	92-100	87
B	81-91	87
C	69-80	87
D	54-68	87
E	39-53	87
F	21-38	87
G	1-20	87

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

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



All Saints Road
 Peterborough, PE1 2QT

Offers In Excess Of £300,000 - Freehold , Tax Band - C



All Saints Road

Peterborough, PE1 2QT

****NO FORWARD CHAIN **** Situated on the charming All Saints Road in Peterborough, this semi-detached house is a true gem waiting to be discovered. Having been sympathetically refurbished to a high standard whilst boasting two reception rooms, three cosy bedrooms, and a well-appointed bathroom, this property offers a perfect blend of comfort and style.

Step inside this spacious bay-fronted period home that has been lovingly restored to a high standard, preserving its original features for a touch of character. Internally you are greeted by an entrance hallway with a beautiful quarry tiled floor, the open plan luxury kitchen, dining and living space is a culinary delight, complete with quartz worktops and integrated appliances. Imagine hosting gatherings in the elegant dining area or relaxing in the inviting living space that seamlessly flows through bi-fold doors onto a stylish patio area with pergola. There are a further two reception rooms to the ground floor, both with feature fireplaces. Furthermore, upstairs there are three good sized bedrooms, all presented to a high standard, whilst the newly fitted three piece family bathroom also has a shower over the bath. Externally there is a large rear garden, mainly laid to lawn, with an Indian sandstone patio, as well as an outdoor sink and worktop space. Conveniently located within easy reach of Peterborough city centre and major transport links, this property offers the perfect balance of tranquility and accessibility. Whether you're looking for a peaceful retreat or a place to entertain, this home is sure to tick all the boxes. Don't miss the opportunity to make this delightful property your own and start living the quintessential British lifestyle in style.



Entrance Hall

29'0" x 3'2"

Living Room

14'9" x 7'0"

Family Room

13'6" x 10'3"

Kitchen/Dining/Living Space

29'9" x 8'10"

Landing

10'4" x 2'8"

Hallway

13'4" x 3'2"

Master Bedroom

12'2" x 13'10"

Bedroom Two

13'2" x 10'2"

Bathroom

8'6" x 5'9"

Bedroom Three

7'7" x 8'10"

EPC - D

66/87

Tenure - Freehold



IMPORTANT LEGAL INFORMATION

- Construction: Standard
- Accessibility / Adaptations: None
- Building safety: No
- Known planning considerations: No
- Flooded in the last 5 years: No
- Sources of flooding: n/a
- Flood defences: No
- Coastal erosion: No
- On a coalfield: No
- Impacted by the effect of other mining activity: No
- Conservation area: No
- Lease restrictions: No
- Listed building: No
- Permitted development: No
- Holiday home rental: No
- Restrictive covenant: No
- Business from property: No
- Property subletting: No
- Tree preservation order: No
- Other: Not Known
- Right of way public: No
- Right of way private: No
- Registered easements HMLR: No
- Shared driveway: No
- Loft access: No
- Drain access: No
- Other: No
- Parking: On Street Parking Permit Required
- Solar Panels: No
- Water: Mains
- Electricity: Mains Supply
- Sewerage: Mains
- Heating: Gas Mains
- Internet connection: Fttp
- Internet Speed: up to 1000Mbps
- Mobile Coverage: EE - Excellent, O2 - Great, Three - Great, Vodafone - Great

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.

DRAFT DETAILS AWAITING VENDOR APPROVAL

