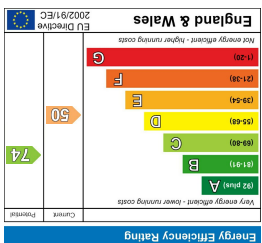


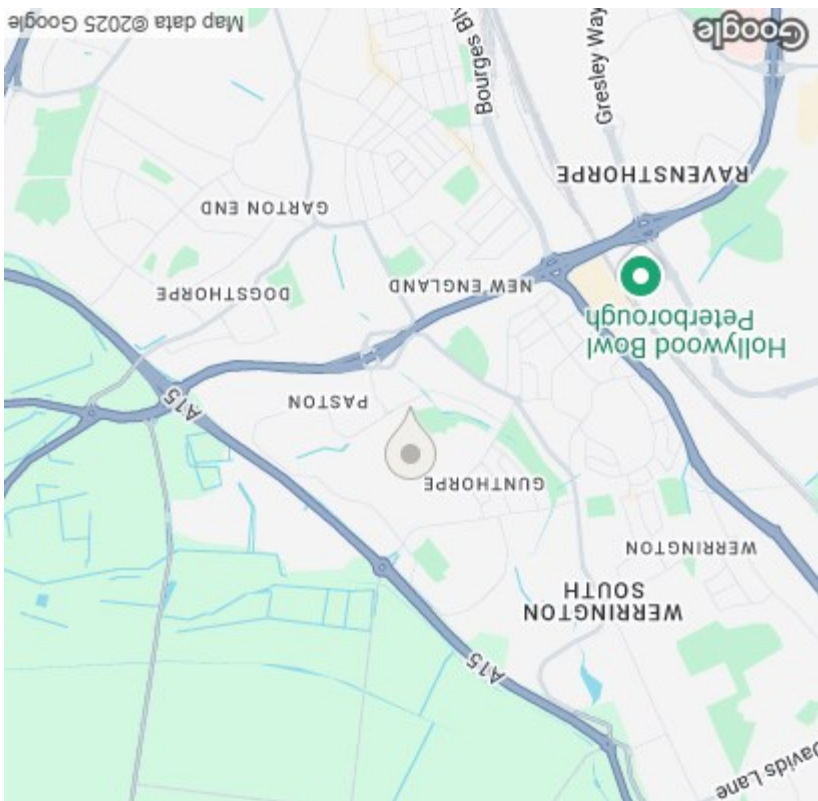
PLEASE NOTE: IF THE PROPERTY IS BEING PURCHASED AS BUY TO LET, YOU SHOULD CONSIDER WHETHER SELECTIVE LICENSING IS APPLICABLE. YOU MAY FIND THE FOLLOWING LINK USEFUL- <https://www.petersonborough.gov.uk/residents/housing/selective-licensing/selective-licensing-areas/>

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



Energy Efficiency Graph



Area Map



Floor Plan



133 Paston Ridings

Peterborough, PE4 7UY

City and County Prestige Collection are proud to bring to the market in Paston Ridings of Peterborough, this luxurious detached property which is a true gem, with masses of potential waiting to be discovered. Spacious and versatile living accommodation boasting three reception rooms, three bedrooms, and two bathrooms, this individually designed home spans almost 3400 square feet, offering ample space for comfortable living.

Internally comprising to the ground floor of a grand entrance hallway, dual living room with feature fireplace, dining room with original parquet flooring, a homely breakfast kitchen with granite centre island, executive study, full length conservatory, a second kitchen, downstairs wet room, double bedroom with dressing area, and a quadruple sized integral garage with electric roller door. Furthermore, to the first floor there are a further two bedrooms and a bathroom, with the larger bedroom featuring a stunning balcony to the front elevation with railings. One of the standout features of this property is the substantial plot it sits on, adorned with stunning mature gardens that create a picturesque setting. Imagine enjoying your morning coffee surrounded by the beauty of nature right in your own wonderful garden. For those with a vision, this property presents masses of potential for further development, subject to planning permission. Previously, there was planning granted for two additional dwellings, showcasing the endless possibilities this property holds. Parking will never be an issue with space for multiple vehicles, with the added benefit of having a dropped access kerb at either side of this enormous plot. This property is a rare find which has to be viewed to appreciate its full potential, offered for sale with no forward chain, making the process of making it your own even smoother. Don't miss out on the opportunity to own a piece of tranquility in this sought-after location.

- Entrance Hall
7'9" x 13'10"
- Living Room
18'8" x 28'11"
- Dining Room
10'7" x 15'1"
- Kitchen/Diner
14'2" x 23'5"
- Hallway
4'3" x 13'1"
- Garden Room
30'1" x 10'9"
- Bedroom Four/Office
14'2" x 25'5"
- Utility Room/Second Kitchen
18'3" x 10'4"
- Bathroom
7'3" x 5'10"
- Master Bedroom
11'11" x 10'6"
- Dressing Area To Master Bedroom
8'4" x 8'7"
- First Floor Landing
2'9" x 5'6"
- Bedroom Two
16'5" x 12'6"
- Bathroom
4'7" x 13'2"



- Bedroom Three
14'0" x 7'4"
- Garage
19'4" x 30'0"
- EPC - E
50/74
- Tenure - Freehold
- IMPORTANT LEGAL INFORMATION
- Construction: Standard
- Accessibility / Adaptations: Level Access Shower, Wet Room, Wheelchair Accessible
- Building safety: No
- Known planning considerations: None
- 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: No
- Shared driveway: No
- Third party loft access: No
- Third party drain access: No
- Other: Not Known
- Parking: Double Garage, Driveway Private, Garage
- Integral, Gated Parking
- Solar Panels: No
- Water: Mains
- Electricity: Mains Supply
- Sewerage: Mains
- Heating: Electric Mains, Gas Mains, Oil
- Internet connection: Ftp
- Internet Speed: up to 1000Mbps
- Mobile Coverage: EE - Great, 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

