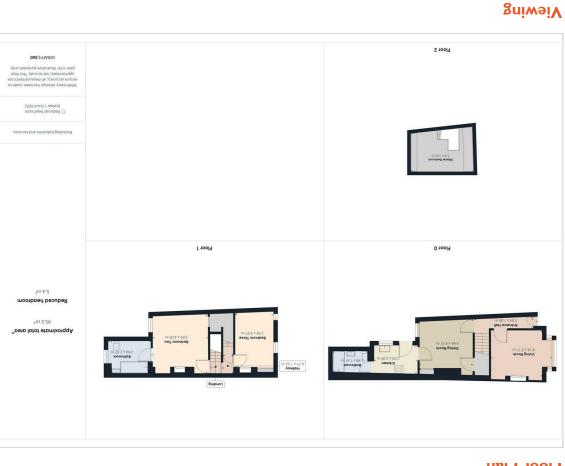


Floor Plan



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

Energy Efficiency Graph

Dundle Rd



NOTZOO

rborough Museum

Bourges Blvd

NEW ENGLAND

Gresley Way

WALTON

Area Map

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 relead to are given as a guide only and should not be relied upon for the validity of any guarantee. All photographs, measurements floorplans relead to are given as a guide only and should not be relied upon for any guarantee. All photographs, measurements floorplans relead 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

Princes Gardens Peterborough, PEI 4BA

Map data ©2025 Google

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Peterborough

GARTON END

DOGSTHORPE

Peterborough Cathedral Boongate

EASTGATE

Guide Price £220,000 - Freehold , Tax Band - A

Princes Gardens

Peterborough, PEI 4BA

City and County are excited to market this rare opportunity to purchase a bespoke character home, located in central Peterborough. Accommodation spanning over three floors, this would make a perfect family home or ideal investment opportunity. This property is within walking distance to the city centre, train station for commuters, local transport links, central park, Kings School, and the new university! The property can be sold with no forward chain, and is ready to move in. There are several original features throughout and the current owners have modernised and improved the property throughout.

Briefly comprising, an entrance hall with original Minton flooring, a good size bay fronted living room with a beautiful feature fireplace, a separate dining room with under stairs storage room, and a separate kitchen that is fitted with a range of matching base and eye level units, with space for a washing machine, oven, and a fridge/freezer, with a gas cooker and extractor hood over. Off the kitchen houses a downstairs three-piece family bathroom, comprising a bath with shower over, a WC, a wash hand basin, and skylight window. Upstairs benefits from two double bedrooms, and a three-piece bathroom off the second bedroom. On the top floor is a separate bedroom with two skylight windows. To the rear, there is a courtyard garden and shared access. To the front, there is a courtyard garden and footpath leading to the front door. Permit parking available. Please call for a viewing today. Virtual tour available.

Entrance Hall 9'10'',275'7'' × 3'5'' **Living Room** 13'6" × 10'4" **Dining Room** 12'0" × 13'1" Kitchen 9'7"×6'10" Bathroom 8'1"×5'3" First Floor Landing **Bedroom Two** 8'8"×13'1" Bathroom 9'6" × 6'9" Hallway 2'6" × 5'0' **Bedroom Three** 8'5" × 13'0" **Master Bedroom** 17'4" × 106'1" EPC - D 63/77

















IMPORTANT LEGAL INFORMATION Construction: Standard Accessibility / Adaptations: None 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: No Other: No Right of way public: No Right of way private: Yes Registered easements No Shared driveway: No Third party loft access: No Third party drain access: No Other: No Parking: Residents Park, Street Parking Permit Required Solar Panels: No Water: Mains Electricity: Mains Supply Sewerage: Mains Heating: Gas Mains Internet connection: Cable Internet Speed: up to 1800Mbps 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