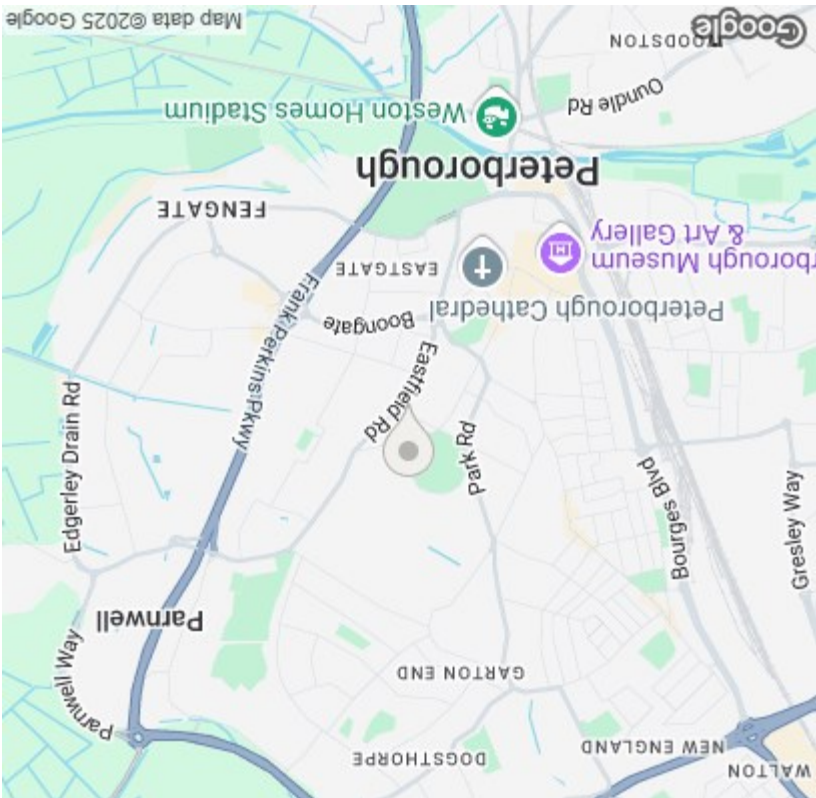


Please contact our City & County Estate Agents - Peterborough Office on 01733 563965 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



Floor Plan



Princes Gardens

Peterborough, PE1 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"2'5'7" x 3'5"
- Living Room
13'6" x 10'4"
- Dining Room
12'0" x 13'1"
- Kitchen
9'7" x 6'10"
- Bathroom
8'1" x 5'3"
- First Floor Landing
- Bedroom Two
8'8" x 13'1"
- Bathroom
9'6" x 6'9"
- Hallway
2'6" x 5'0"
- Bedroom Three
8'5" x 13'0"
- Master Bedroom
17'4" x 10'6'1"
- EPC - D
63/77
- 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: 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

