



Eastfield Road  
Peterborough, PE1 4AX

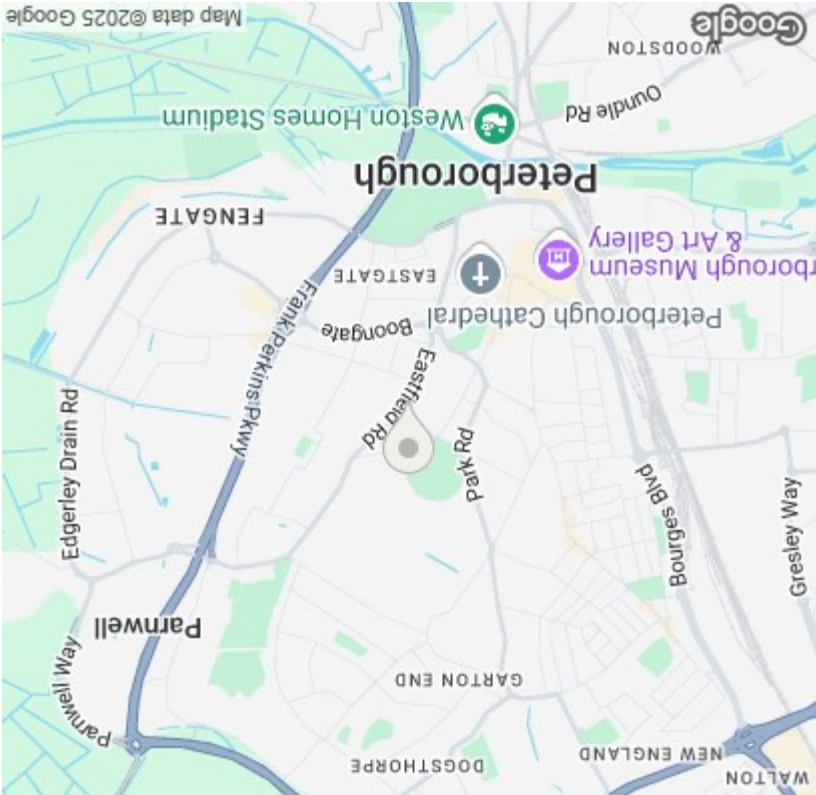
Offers In Excess Of £280,000 - Freehold , Tax Band - C

3 2 2 D

Floor Plan



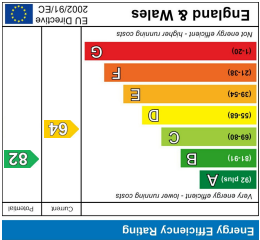
Area Map



Viewing

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



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 exchanges 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/>



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Situated in the heart of Peterborough, Eastfield Road offers a fantastic opportunity to own a spacious semi-detached property that perfectly balances comfort and convenience. Ideal for families, this home boasts generous living spaces throughout and features an en-suite to the master bedroom for added privacy. The private and enclosed rear garden provides a peaceful outdoor retreat, while off-road parking ensures practicality. Its prime city centre location means you're within walking distance of Peterborough's vibrant amenities, with excellent local transport links making commuting a breeze. Whether you're looking for modern family living or easy access to the city, this home ticks all the right boxes. The property is also on a local list of Heritage assets.

Located in the heart of Peterborough, this impressive three-bedroom semi-detached home on Eastfield Road offers a perfect blend of space, modern convenience, and city-centre living. The property welcomes you with an entrance porch leading into a spacious hallway, setting the tone for the generous living areas throughout. The well-proportioned lounge provides a comfortable retreat, while the separate dining room, complete with a large storage cupboard, is perfect for family meals or entertaining. The kitchen/diner is thoughtfully designed with a stylish range of base and eye-level units, integrated oven with a four-ring electric hob and extractor, and ample space for a dishwasher and fridge/freezer. A dedicated utility area offers additional practicality, with access to a lean-to and a large, modern family bathroom featuring a walk-in shower, a WC, and a wash hand basin. Upstairs, three well-sized double bedrooms provide ample accommodation, with the master bedroom benefiting from a spacious en-suite, complete with a WC, a wash hand basin, and a bath with a shower over. Outside, the private and enclosed rear courtyard garden, mainly laid to lawn, includes two large storage sheds, while the enclosed front garden leads to a driveway providing off-road parking for at least two vehicles. This superb home is ideally positioned within walking distance of Peterborough city centre and benefits from excellent local transport links, making it a perfect choice for families and professionals alike.

- Entrance Porch  
3'0" x 6'10"
- Entrance Hall  
12'3" x 7'1"
- Living Room  
12'1" x 12'2"
- Dining Room  
12'4" x 10'4"
- Kitchen Diner  
13'6" x 12'7"
- Utility Room  
5'10" x 5'8"
- Shower Room  
5'10" x 7'2"
- Rear Porch  
6'0" x 6'0"
- Landing  
5'4" x 12'5"
- Master Bedroom  
12'3" x 14'4"



- En-Suite To Master Bedroom  
12'9" x 13'8"
- Bedroom Two  
10'0" x 11'11"
- Bedroom Three  
15'3" x 6'11"
- EPC - D  
64/82
- Tenure - Freehold
- IMPORTANT LEGAL INFORMATION
- Construction: Standard
- Accessibility / Adaptations: Level Access Shower
- 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
- 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: No
- Parking: Driveway Private, Off Street Parking
- Solar Panels: No
- Water: Mains
- Electricity: Mains Supply
- Sewerage: Mains
- Heating: Gas Mains
- Internet connection: Fixed Wireless
- 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

