



Manor House Street
Peterborough, PE1 2TL

£240,000 - Freehold , Tax Band - B

3 1 2 D

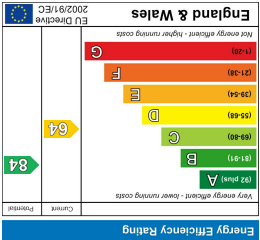
Floor Plan



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



Disclaimers 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/>

Manor House Street

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Manor House Street in Peterborough offers a fantastic opportunity to own an end-of-terrace property with no forward chain, making it an ideal choice for families and investors alike. This spacious home boasts three double bedrooms, providing plenty of room for comfortable living. Situated in a prime city centre location, it offers easy access to local amenities and is just a short walk from Peterborough Train Station, perfect for commuters. The property benefits from on-street parking and excellent local transport links, ensuring convenience for residents. A low-maintenance garden adds to the appeal, offering a great outdoor space without the hassle of extensive upkeep. Whether you're looking for a family home or a smart investment, this property ticks all the boxes.

Situated in the heart of Peterborough city centre, this charming three-bedroom, end-of-terrace home offers a blend of space and convenience, making it an excellent choice for families and investors alike. The property features a welcoming entrance porch and hall, leading to a bay-fronted living room that fills with natural light, a separate dining room, and a spacious kitchen/diner fitted with a matching range of base and eye-level units, along with space for a fridge/freezer and a freestanding cooker. A utility space and a family bathroom with a three-piece suite complete the ground floor. Upstairs, the home boasts three generously sized double bedrooms, along with an additional WC for added convenience. Outside, the low-maintenance rear garden features a brick-built storage shed, while the front of the property benefits from an enclosed garden with access to the public footpath. With its prime city centre location, this home is within walking distance to Peterborough Train Station, as well as excellent local transport links, making commuting a breeze.

Entrance Porch
3'2" x 3'0"

Entrance Hall
3'2" x 12'9"

Living Room
10'3" x 15'4"

Dining Room
13'10" x 12'10"

Kitchen Diner
8'4" x 15'2"

Hallway
8'1" x 6'6"

Bathroom
7'10" x 6'9"

Landing
10'10" x 5'8"

Master Bedroom
13'11" x 13'1"

Bedroom Two
10'5" x 10'1"

Hallway
3'1" x 13'0"

Hallway
2'11" x 3'8"

WC
4'10" x 4'0"



Bedroom Three
8'1" x 10'11"

EPC - D
64/84

Tenure - Freehold

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
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: Street Parking - Permit Required
Solar Panels: No
Water: Mains
Electricity: Mains Supply
Sewerage: Mains
Heating: Gas Mains
Internet connection: Satellite
Internet Speed: up to 1800Mbps
Mobile Coverage: EE - Excellent, O2 - Great, Three - Excellent, 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