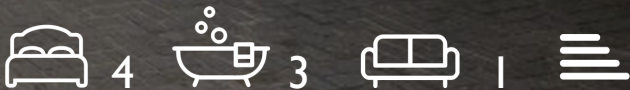




Eastfield Road

Peterborough, PE1 4BH

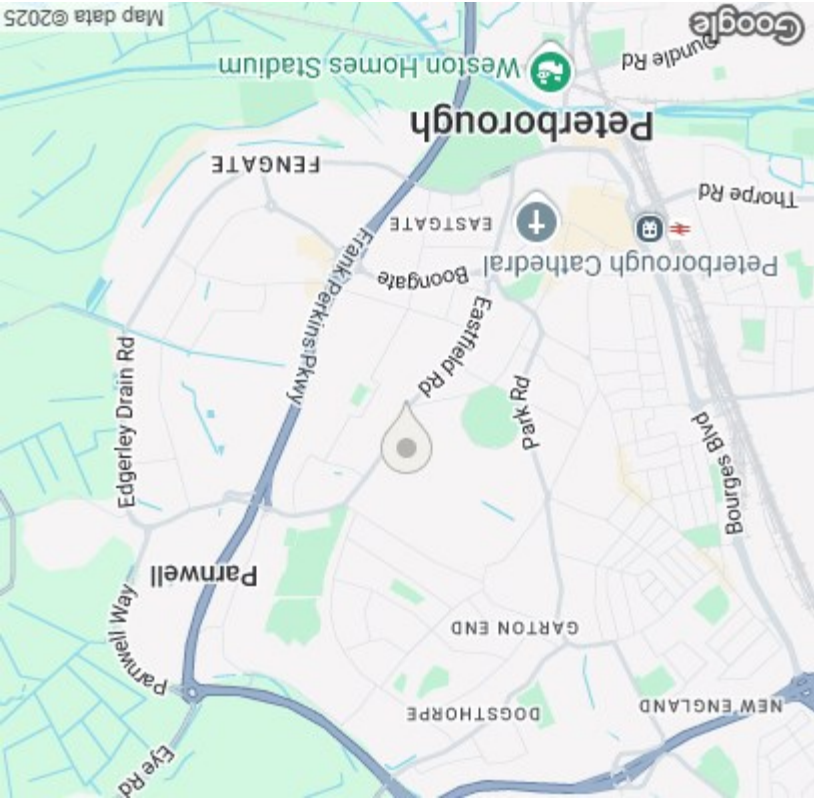
Guide Price £350,000 - Freehold , Tax Band - C



Floor Plan



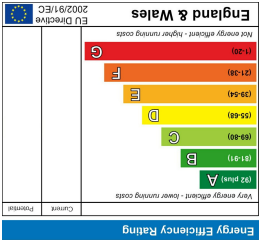
Area Map



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 guarantee. 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 exchange 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/>

Eastfield Road

Peterborough, PE1 4BH

**** Guide Price £350,000-£375,000 ****
This unique four-bedroom period home, located in central Peterborough, offers a rare opportunity for those seeking space, character, and potential. With an impressive 2,752 sq. ft. of living space, this substantial property is brimming with charm and original features. Several open-plan reception rooms create a flowing, versatile layout, perfect for both family living and entertaining. The home is offered to the market with no forward chain and requires light refurbishment, making it an ideal project for investors or those looking to add their own personal touch. Two separate bathrooms provide convenience, while the integral garage and block-paved driveway offer ample parking. Outside, the long enclosed rear garden presents an excellent opportunity for an outdoor annex or landscaped retreat. With its prime location near local schools, Central Park, and Peterborough University, this home is perfectly suited for families or investors seeking a high-potential property in a desirable area.

Step inside this impressive period home and discover a wealth of space, character, and unique architectural features. The entrance hall welcomes you into a stunning open-plan layout, where multiple reception areas blend seamlessly. A striking feature glass wall leads to the integral garage, while a charming exposed brick wall and bespoke staircase create a distinctive focal point. The ground floor also offers a cosy snug area and a convenient three-piece shower room. The heart of the home is the expansive kitchen and dining area, fitted with matching base and eye-level units, sleek worktops, and a generous central island. This space flows effortlessly into an open-plan dining and living area, enhanced by vaulted ceilings and French doors that open to the rear garden, flooding the space with natural light. Ascending to the first floor, you'll find three generously sized bedrooms, including one with a vaulted ceiling and picturesque garden views. The master suite boasts a spacious dressing area and a stylish three-piece en-suite. A large four-piece family bathroom, complete with a bath, a shower, a WC, and a washbasin, serves the additional bedrooms. A further staircase leads to the converted loft, offering a fourth bedroom with its own dressing area and additional loft storage. Outside, the expansive rear garden is both long and wide, featuring a patio seating area and a well-maintained lawn—perfect for outdoor living or potential development. The front of the property offers a block-paved driveway with space for at least two vehicles, alongside the integral garage for added convenience.

- Entrance Hall**
2'10" x 4'3"
- Living Room**
29'9" x 16'10"
- Snug**
11'0" x 11'3"
- Bathroom**
11'5" x 4'8"
- Kitchen Diner**
12'2" x 16'4"
- Dining Room**
13'1" x 22'0"
- Landing**
17'7" x 6'5"
- Master Bedroom**
15'3" x 14'10"
- Dressing Room To Master Bedroom**
7'0" x 9'8"
- En-Suite To Master Bedroom**
4'4" x 11'5"



- Bedroom Two**
12'2" x 10'10"
- Bathroom**
11'11" x 11'3"
- Bedroom Three**
11'3" x 10'0"
- Bedroom Four**
21'10" x 21'2"
- Storage Room**
9'4" x 5'3"
- Attic**
8'2" x 7'5"
- EPC - Awaiting**
- 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: Single Garage, Driveway Private, Off Street
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 - 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

