





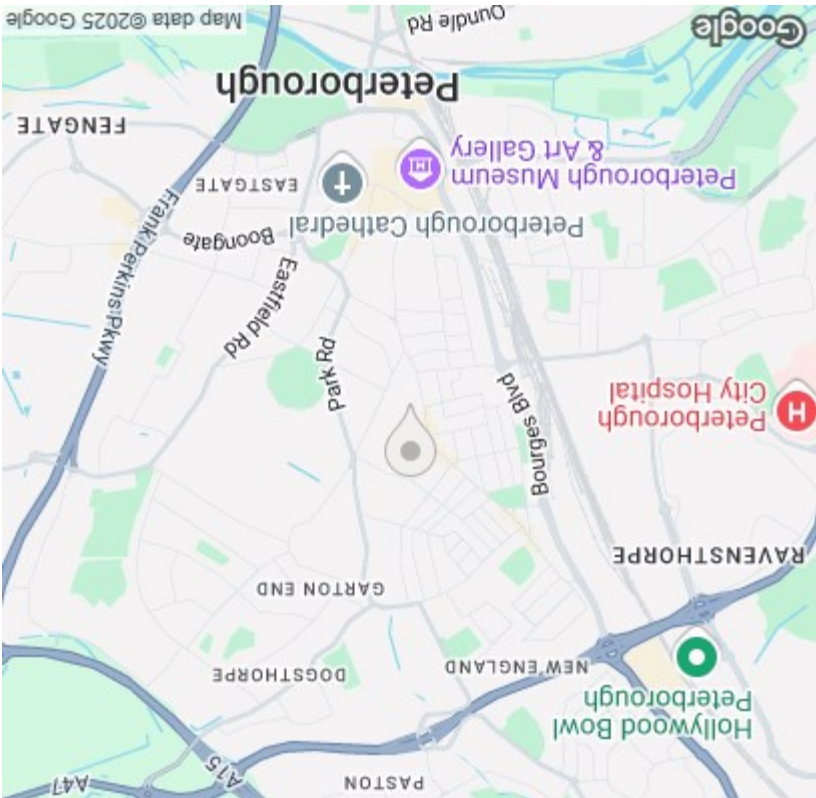
(9) We have prepared these Sales Particulars as a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, fixtures and fittings have not been tested. Property Misdescription Act 1991 has the Agent declared legal liability in writing for the accuracy of the information given in the Sales Particulars. All photographs represent approximate locations and distances are given as a guide only and do not need to be repeated.

Energy Efficiency Rating		England & Wales	
			
	<p>Very energy efficient - lower running costs</p> <p>A</p> <p>B (B+)</p> <p>C (C+)</p> <p>D</p> <p>E</p> <p>F</p> <p>G</p> <p>Very energy inefficient - higher running costs</p>	<p>Very energy efficient - lower running costs</p> <p>A</p> <p>B (B+)</p> <p>C (C+)</p> <p>D</p> <p>E</p> <p>F</p> <p>G</p> <p>Very energy inefficient - higher running costs</p>	<p>Very energy efficient - lower running costs</p> <p>A</p> <p>B (B+)</p> <p>C (C+)</p> <p>D</p> <p>E</p> <p>F</p> <p>G</p> <p>Very energy inefficient - higher running costs</p>
EU Directive 2002/91/EC	Energy Efficiency Rating	England & Wales	Energy Efficiency Rating

Energy Efficiency Graph

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.

Viewing



Area Map

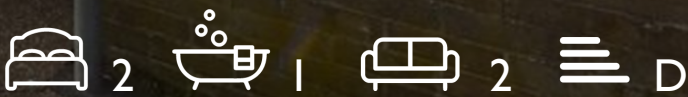


Floor Plan



Highbury Street
Peterborough, PE1 3BE

Guide Price £160,000 - Freehold , Tax Band - A



Highbury Street

Peterborough, PE1 3BE

****Guide Price £160,000 - £180,000****
Highbury Street in Peterborough offers an excellent opportunity for first-time buyers or investors looking for a well-presented, end-of-terrace property with no forward chain. Situated in a prime city centre location, this home provides easy access to local amenities and is within walking distance of Peterborough Train Station, making it ideal for commuters. The property is in great condition throughout and benefits from on-street parking, a convenient lean-to/utility room, and a large storage house to the rear, adding valuable extra space. With its fantastic location and practical features, this home is a must-see for anyone seeking a well-connected and ready-to-move-into property.

This charming end-of-terrace home on Highbury Street, Peterborough, is a fantastic opportunity for first-time buyers or investors. Boasting a well-thought-out layout, the ground floor features a spacious dining room that seamlessly connects to a cosy living room, creating a warm and inviting space. The modern kitchen leads to a bright conservatory, offering additional versatility, while a conveniently placed shower room enhances practicality. Upstairs, the property comprises two well-proportioned bedrooms, including a generous master bedroom. With on-street parking, a large storage house to the rear, and a desirable city centre location within walking distance of Peterborough Train Station, this home is perfect for those seeking both comfort and convenience.

Dining Room
10'9" x 11'10"

Living Room
9'10" x 8'2"

Kitchen
7'2" x 6'1"

Shower Room
6'5" x 5'10"

Conservatory
13'1" x 5'1"

Landing
2'9" x 2'9"

Master Bedroom
10'11" x 12'2"

Bedroom Two
10'3" x 9'1"

EPC - D
58/83

Tenure - Freehold

IMPORTANT LEGAL INFORMATION

Construction: Standard
Accessibility / Adaptations: Level Access, 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: Residents Parking
Solar Panels: No
Water: Mains
Electricity: Mains Supply
Sewerage: Mains
Heating: Gas Mains
Internet connection: Cable
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.

