



Olive Road  
Peterborough, PE1 4PT

Guide Price £250,000 - Freehold , Tax Band - B

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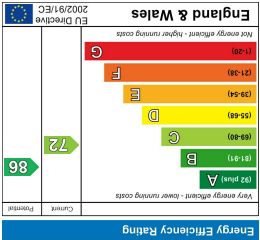
Floor Plan



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



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/>



Olive Road

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\*\*\*Guide Price £250,000 - £265,000\*\*\*  
Welcome to this charming three-bedroom semi-detached family home on Olive Road, Dogsthorpe, Peterborough, offered to the open market for the first time ever. This delightful property is perfect for first-time buyers, offering a blend of comfort, convenience, and potential. The ground floor boasts two spacious reception rooms, ideal for relaxing or entertaining, complemented by a modern kitchen. A convenient downstairs W/C and useful storage rooms add practicality to the home. Outside, the generous enclosed rear garden provides ample space for outdoor activities and offers exciting potential to extend (subject to planning permission). The front of the property benefits from ample off-road parking, ensuring ease and accessibility. This inviting home is perfectly suited for growing families or those stepping onto the property ladder. Don't miss out on the opportunity to make it yours!

Internally comprising of an entrance hallway, downstairs cloakroom, living room, dining room with patio doors to rear, and a modern refitted kitchen with a range of base and eye level units. Adjacent to the kitchen is a separate hallway leading to a utility/storage room which is a convenient and versatile space. Furthermore, to the upstairs, there are three well-proportioned bedrooms, as well as a modern three-piece family bathroom. The real star of the show is the outside of this family home, situated on a generous plot overlooking the open green space, there is a large mature rear garden with an improved patio area featuring Indian sandstone, whilst to the front there is another lawned garden, and a driveway providing ample off-street parking for four or more vehicles. We would like to note that this property is also fully uPVC double glazed with a gas central heating system. Viewing highly advised to appreciate all that this stunning house has to offer.

Entrance Hall

10'0" x 7'3"

WC

2'6" x 7'2"

Living Room

11'8" x 11'2"

Dining Room

7'1" x 7'11"

Kitchen

10'5" x 9'4"

Hallway

3'0" x 12'7"

Utility Room

8'3" x 6'3"

Landing

8'6" x 6'3"

Master Bedroom

12'11" x 9'10"

Bedroom Two

10'5" x 9'1"

Bathroom

5'6" x 6'3"

Bedroom Three

9'0" x 8'8"

EPC - C

72/86



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: Driveway Private, Off Street Parking  
Solar Panels: No  
Water: Mains  
Electricity: Mains Supply  
Sewerage: Mains  
Heating: Gas Mains  
Internet connection: Fttp  
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

