



All Saints Road
Peterborough, PE1 2QU

Guide Price £300,000 - Freehold , Tax Band - C

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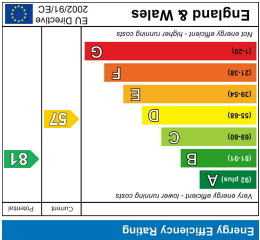
Floor Plan



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/>

All Saints Road

Peterborough, PE1 2QU

Guide Price £300,000 - £315,000
City and County are proud to showcase in our prestige collection, this stunning period home situated in the picturesque and sought after All Saints Road, just a short walk away from Central Park and Peterborough City Centre. This delightful home has an abundance of original features which have been superbly retained by its current owners of twenty five years, as well as offering a spacious and versatile living accommodation throughout, with the convenient and rare addition of its own private driveway providing off road parking for one or more vehicles.

This home briefly comprises a grand entrance hallway, with original floor tiles, bay fronted living room with fireplace, rear living room with fireplace, and a spacious kitchen which seamlessly flows through to the dining room. There is the added benefit of a separate utility room with downstairs cloakroom accessed from here. Furthermore, to the upstairs, you are greeted by a large landing area with skylight, which gives access to the four well-proportioned double bedrooms, as well as the three-piece family bathroom. Each room is presented to a great standard, whilst still retaining all the character which has been loved by its current long-term owners. Externally there is a large rear garden, with a selection of mature borders and trees, giving a fantastic degree of privacy from neighbouring properties. The large timber shed is a great addition providing a good storage space whilst also having its own electricity supply. A rarity for All Saints Road is the private driveway to the side of the house, providing off street parking for one or more vehicles. The location is one of the best features of this house, whilst being situated in one of Peterborough's picturesque Victorian streets, just a stone's throw away from the popular Central Park and City Centre. Viewing highly advised to appreciate this beautiful home full of history.

Entrance Hall
32'10" x 5'10"

Lounge
12'11" x 11'6"

Kitchen Diner
23'1" x 10'6"

Living Room
16'4" x 12'6"

Utility Room
7'8" x 6'0"

WC
3'2" x 6'2"

Landing
3'3" x 3'3"

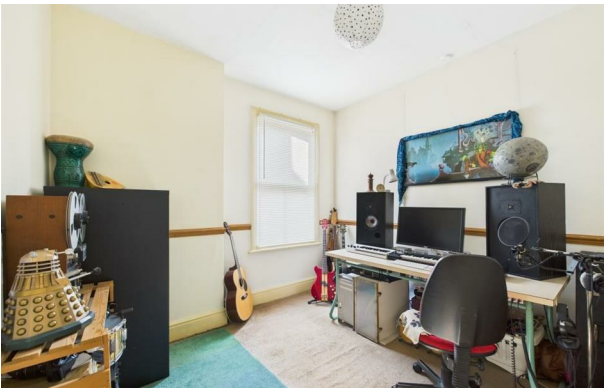
Hallway
23'6" x 5'11"

Master Bedroom
12'11" x 16'3"

Bedroom Two
9'10" x 11'8"

Bathroom
6'7" x 8'6"

Bedroom Three
10'0" x 10'6"



Bedroom Four
9'4" x 10'5"

Garage
18'8" x 9'6"

EPC - D
57/81

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, Single Garage, Off Street Parking
Solar Panels: No
Water: Mains
Electricity: Mains Supply
Sewerage: Mains
Heating: Gas Mains
Internet connection: Fttp
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.

