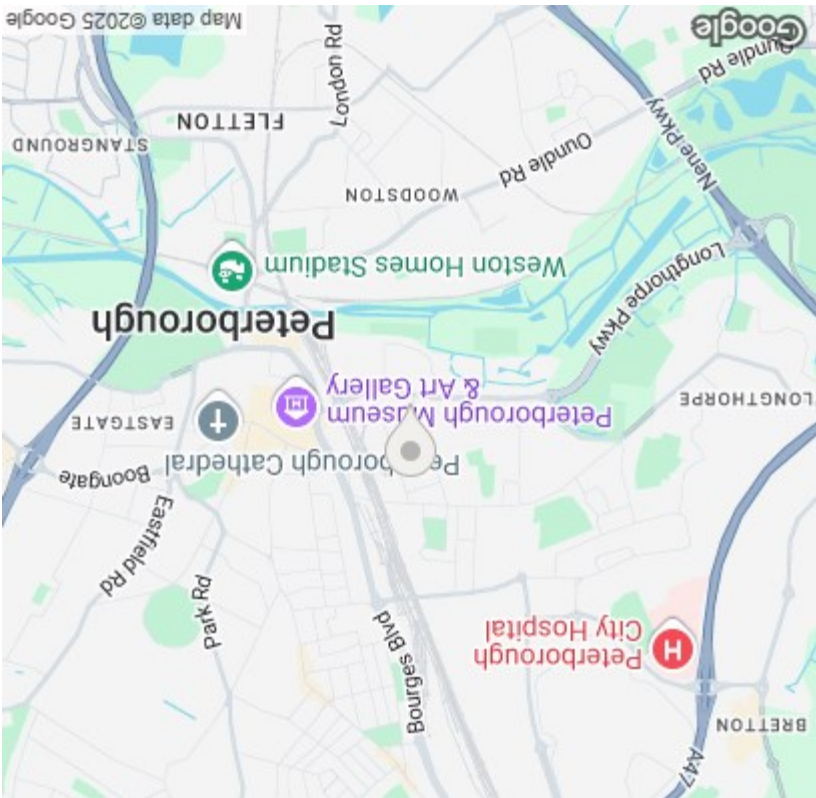


Energy Efficiency Rating		Current		Potential	
		Very energy efficient - lower running costs		Very energy efficient - lower running costs	
		A		A	
		85		85	

Energy Efficiency Graph



Area Map



Guide Price £280,000 - Freehold , Tax Band - C



Berridge Place

Peterborough, PE3 6BJ

Guide Price £280,000 - £300,000

Berridge Place in Peterborough presents a fantastic opportunity for first-time buyers or families seeking a modern and conveniently located home. This stylish mid-terrace property is situated in a quiet cul-de-sac, offering a peaceful setting just a short walk from Peterborough city centre, the train station, and a variety of shops. With local schools nearby, it's perfectly placed for families. Inside, the home is beautifully presented throughout, featuring contemporary finishes and an en-suite to the master bedroom. Practicality is also a key feature, with off-road parking available for two cars—making this a well-rounded and appealing choice in a prime city centre location.

Berridge Place in Peterborough is a beautifully presented, modern mid-terrace home ideally located in a quiet cul-de-sac within walking distance of the city centre and train station. Perfect for first-time buyers or families, this stylish property offers a well-balanced layout across two floors, designed for both comfort and practicality. Upon entering the home, you're welcomed by a bright entrance hall leading to a spacious living room, perfect for relaxing or entertaining. Towards the rear, the contemporary kitchen diner spans the full width of the house and provides direct access to the garden through double doors, making it a fantastic social hub of the home. A convenient downstairs WC completes the ground floor. Upstairs, the home continues to impress with three well-proportioned bedrooms. The master bedroom benefits from its own private en-suite, offering an extra level of comfort and convenience. The additional two bedrooms are serviced by a modern family bathroom and all are arranged around a central landing that provides a smooth and spacious flow to the upper level. Externally, the property features off-road parking for two cars, a rare advantage in such a central location. With local schools nearby and key amenities just a short stroll away, this home combines urban accessibility with a peaceful residential setting—making it an exceptional choice for those looking to settle in the heart of Peterborough.

Entrance Hall
4'1" x 15'3"

WC
4'9" x 6'3"

Living Room
10'5" x 15'4"

Kitchen Diner
17'7" x 10'2"

Landing
3'10" x 11'0"

Master Bedroom
10'4" x 10'0"

En-Suite To Master Bedroom
8'1" x 3'11"

Bedroom Two
10'0" x 8'9"

Bathroom
6'10" x 6'2"

Bedroom Three
7'4" x 7'7"

EPC - B
85/96



Tenure - Freehold

IMPORTANT LEGAL INFORMATION

Construction: Standard
Accessibility / Adaptations: Wheelchair Accessible
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 NOT allowed: 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
Solar Panels: No
Water: Mains
Electricity: Mains Supply
Sewerage: Mains
Heating: Gas Mains
Internet connection: Fttp
Internet Speed: up to 1800Mbps
Mobile Coverage: EE - Great, O2 - Excellent, Three - Great, Vodafone - Excellent

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

