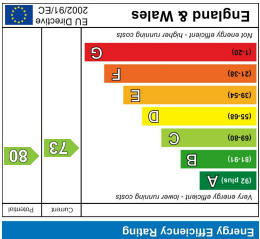
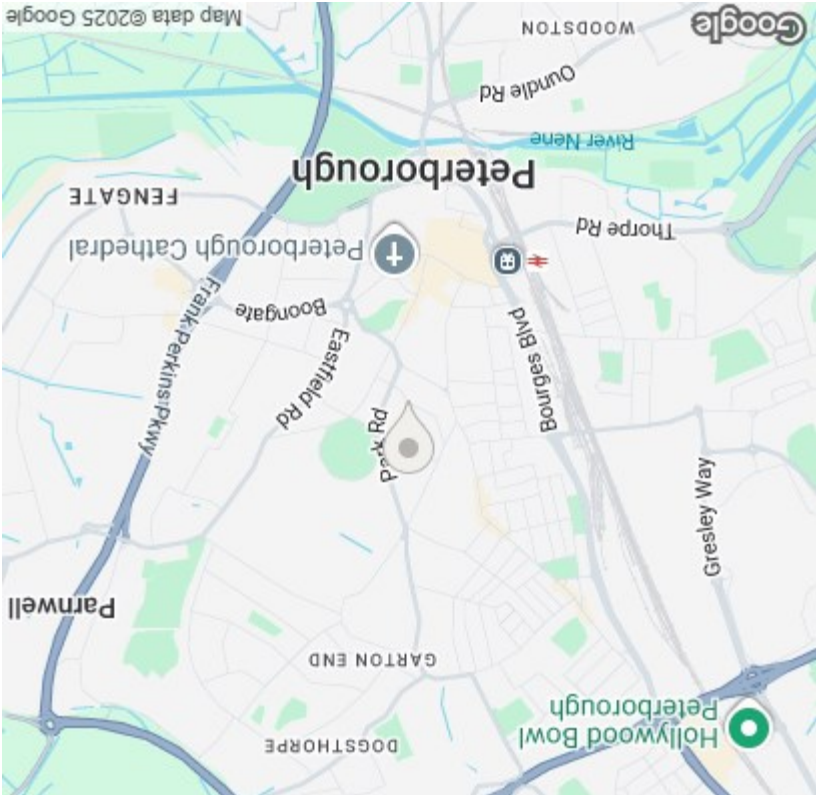


Disclaimer Important Notice: In accordance with the Property Misdescriptions Act (1991) we have prepared these Sales Particulars as a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey 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, 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 LICENCING IS APPLICABLE. YOU MAY FIND THE FOLLOWING LINK USEFUL- <https://www.peterborough.gov.uk/residents/housing/selective-licensing/selective-licensing-areas/>



Energy Efficiency Graph



Area Map



Floor Plan

Granville Street

Peterborough, PE1 2QQ

Offers In Excess Of £375,000 - Freehold , Tax Band - B

4

3

2

C

Granville Street

Peterborough, PE1 2QQ

Conveniently located overlooking The Kings School grounds on the picturesque and sought after Granville Street in Central Peterborough, this heavily extended semi-detached house presents an exceptional opportunity for families seeking a luxurious and spacious home. With large versatile living spaces, four well-proportioned double bedrooms and three modern shower rooms, this property is designed to accommodate the needs of contemporary family living.

This spacious and modern property located on Granville Street in Peterborough offers a well-designed layout spread across three floors, providing ample living space suitable for family living. The ground floor is particularly inviting, with two reception rooms, and an open-plan kitchen and dining room that provides an excellent space for entertaining. The utility room and WVC are conveniently located nearby, ensuring that daily tasks and needs are easily managed. The hallway at the centre of the layout has a feature glass wall and lets the light flow through freely. On the first floor, you'll find three well-sized bedrooms, one with an en-suite bathroom for added privacy and convenience. The landing area provides ample space, and with easy access to a well-appointed family bathroom. The flow between rooms on this floor ensures a relaxed, comfortable environment for all members of the household. The second floor completes the home with the master bedroom, which is beautifully designed with a large en-suite bathroom. The space is designed for maximum comfort, offering a retreat that is both stylish and functional. Overall, this home offers a combination of stylish living spaces and practical features, ideal for a modern family looking for space, convenience, and comfort in a desirable location. With 147.2 m² of approximate total area, this property offers more than enough space for everyday living while maintaining a sense of openness and flow throughout. The well-considered floor plan maximizes the property's potential, and with reduced headroom noted on the floor plan, it ensures that every square meter is optimally utilised.

Reception Room
3.59 x 3.63 (11'9" x 11'10")

Hallway
1.21 x 0.91 (3'11" x 2'11")

Living Room
3.61 x 3.68 (11'10" x 12'0")

Dining Room
3.87 x 3.49 (12'8" x 11'5")

Kitchen
1.95 x 2.83 (6'4" x 9'3")

Hallway
1.24 x 1.12 (4'0" x 3'8")

WC
0.67 x 1.12 (2'2" x 3'8")

Utility Room
1.81 x 2.42 (5'11" x 7'11")

First Floor Landing
1.14 x 2.48 (3'8" x 8'1")

Hallway
1.08 x 0.95 (3'6" x 3'1")

Bedroom Two
3.65 x 3.64 (11'11" x 11'11")

Bathroom
1.97 x 2.79 (6'5" x 9'1")

Bedroom Three
3.54 x 2.15 (11'7" x 7'0")



En-Suite To Bedroom Three
0.85 x 2.65 (2'9" x 8'8")

Bedroom Four
2.24 x 3.72 (7'4" x 12'2")

Second Floor Landing
1.24 x 2.01 (4'0" x 6'7")

Master Bedroom
4.57 x 4.31 (14'11" x 14'1")

En-Suite To Master Bedroom
1.57 x 2.12 (5'1" x 6'11")

Garage
2.27 x 8.54 (7'5" x 28'0")

EPC - C
73/80

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 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: Garage, Driveway Private, Off Street Parking
Solar Panels: No
Water: Mains
Electricity: Mains Supply
Sewerage: Mains
Heating: Gas Mains
Internet connection: Cable, Ftp
Internet Speed: up to 1800Mbps
Mobile Coverage: EE - Excellent, O2 - Excellent, Three - Excellent, 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.

