



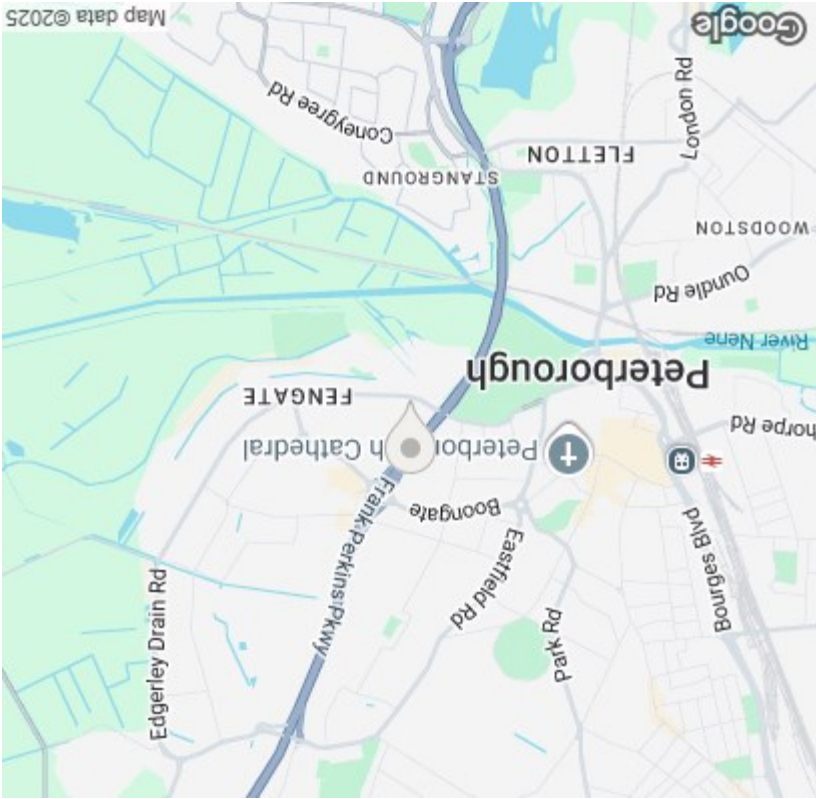
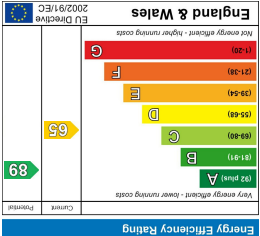
Floor Plan



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



Area Map

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/>

Fengate
Peterborough, PE1 5BA

Guide Price £160,000 - £170,000

City & County Peterborough, offers a fantastic opportunity to own this charming mid-terrace property in a prime city centre location. Perfect for first-time buyers or investors, this home boasts two spacious reception rooms, a convenient downstairs WC, and two generously sized double bedrooms. Situated within walking distance of Peterborough City Centre, the University, and the train station, it's ideal for those seeking both comfort and connectivity. The property also features a large, private, enclosed rear garden—mainly laid to lawn—providing a perfect outdoor retreat. With easy access to the Frank Perkins Parkways, this home combines practicality, accessibility, and great potential.

This beautifully presented mid-terrace home in Fengate, Peterborough, combines a prime city centre location with spacious and practical living. The ground floor offers a welcoming hallway leading to a bright living room at the front of the property, perfect for relaxing or entertaining. Beyond this, a generous dining room provides a sociable space that flows seamlessly into the well-equipped kitchen. A handy downstairs WC completes the ground floor layout, adding everyday convenience. Upstairs, the property boasts two well-proportioned double bedrooms, offering comfortable accommodation for residents or guests. The master bedroom is positioned to the front, while the second bedroom sits to the rear, close to the modern family bathroom. Outside, a large, private, and enclosed rear garden—mainly laid to lawn—provides an ideal retreat for outdoor dining, gardening, or simply unwinding. Perfect for first-time buyers or investors, this home benefits from being within walking distance of Peterborough City Centre, the University, and the train station, with excellent access to the Frank Perkins Parkways. It offers the perfect blend of comfort, convenience, and location.

Living Room
350 x 333 (11'5" x 10'11")

Hallway
0.83 x 0.93 (2'8" x 3'0")

Dining Room
352 x 3.65 (11'6" x 11'11")

Kitchen
2.14 x 4.50 (7'0" x 14'9")

WC
0.70 x 1.93 (2'3" x 6'3")

Landing
0.80 x 0.91 (2'7" x 2'11")

Master Bedroom
352 x 3.35 (11'6" x 10'11")

Bathroom
2.16 x 2.44 (7'1" x 8'0")

Bedroom Two
351 x 3.66 (11'6" x 12'0")

EPC - D
65/89

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: Street Parking - Permit NOT Required
Solar Panels: No
Water: Mains
Electricity: Mains Supply
Sewerage: Mains
Heating: Gas Mains
Internet connection: Fttp
Internet Speed: up to 55Mbps
Mobile Coverage: EE - Great, O2 - Great, 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