



Granville Street
Peterborough, PE1 2QJ

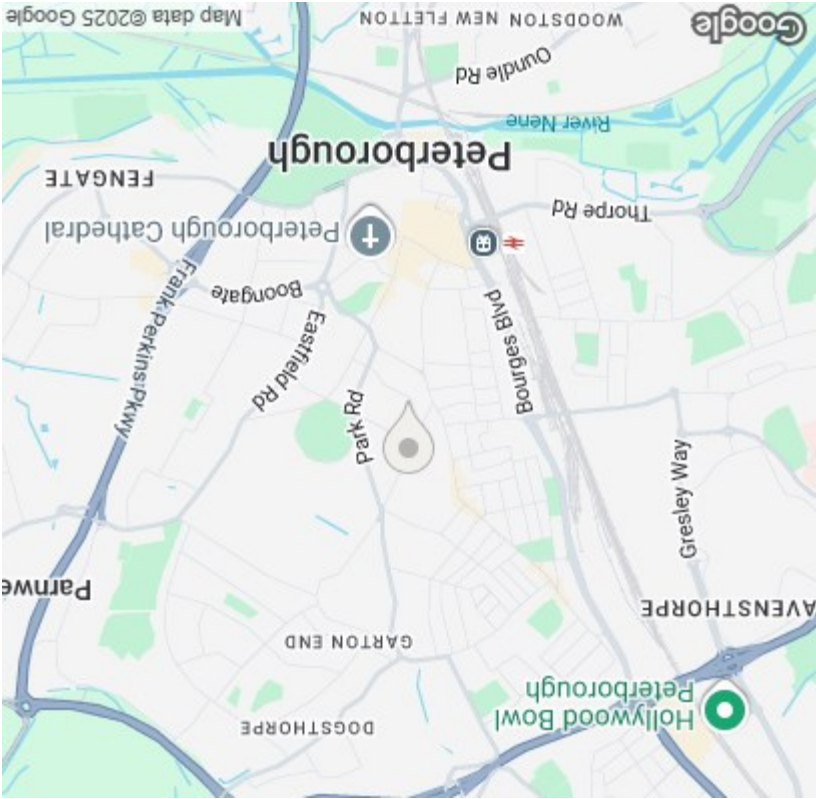
Guide Price £350,000 - Freehold , Tax Band - B

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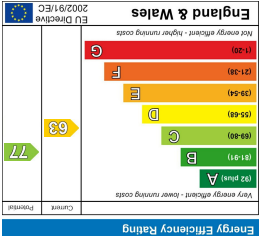
Floor Plan



Area Map



Energy Efficiency Graph



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.

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 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/>

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GUIDE PRICE £350,000-£400,000
Beautifully presented four-bedroom semi-detached family home situated in the heart of Peterborough. Ideally positioned within walking distance of the city centre, Peterborough train station and Central Park, this home offers a rare blend of period charm and modern living. Boasting two reception rooms, a re-fitted open plan kitchen/dining/living space, and off-road parking for several vehicles, this property is perfect for families and professionals alike. Additional highlights include an enclosed rear garden with patio area, downstairs WC, utility room, and a wealth of original features throughout.

This attractive semi-detached home combines character features with contemporary upgrades, offering generous and versatile accommodation set across two floors. On the ground floor, the welcoming entrance hall leads to two well-proportioned reception rooms, each filled with natural light and retaining original features. The re-fitted kitchen flows seamlessly into the orangery-style dining and living space, creating the perfect hub for family life and entertaining. A separate utility room and downstairs WC add convenience, while a walk-in pantry provides excellent storage. Upstairs, the property offers four bedrooms, including a spacious master and two further double rooms, alongside a single bedroom ideal as a study or nursery. The family bathroom is fitted with a three-piece suite including bath, wash hand basin, and WC. Externally, the property benefits from a private rear garden with patio seating area, perfect for outdoor dining, as well as off-road parking for multiple vehicles. Located on Granville Street, this home enjoys a sought-after city centre position, just a short stroll from Peterborough train station (with high-speed links to London), Central Park, and a wide range of local shops, schools, and amenities.

Entrance Hall
4.41 x 1.05 (14'3" x 3'5")

Living Room
3.45 x 3.62 (11'3" x 11'10")

Reception Room
3.01 x 3.60 (9'10" x 11'9")

Kitchen
2.38 x 3.04 (7'9" x 9'11")

Orangery/Dining Room
3.46 x 6.61 (11'4" x 21'8")

WC/Utility Room
0.94 x 3.18 (3'1" x 10'5")

Pantry
1.90 x 0.87 (6'2" x 2'10")

Landing
1.69 x 4.27 (5'6" x 14'0")

Master Bedroom
3.46 x 3.58 (11'4" x 11'8")

Bedroom Two
2.99 x 3.63 (9'9" x 11'10")

Storage Cupboard
2.04 x 0.90 (6'8" x 2'11")

Bathroom
2.43 x 2.33 (7'11" x 7'7")

Bedroom Three
2.18 x 3.25 (7'1" x 10'7")



Bedroom Four
2.44 x 1.86 (8'0" x 6'1")

EPC - D
63/77

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: Driveway Private, Street Parking - Permit Required, Residents Parking
Solar Panels: No
Water: Mains
Electricity: Mains Supply
Sewerage: Mains
Heating: Gas Mains, Under Floor Heating, Wood Burner
Internet connection: Cable
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

