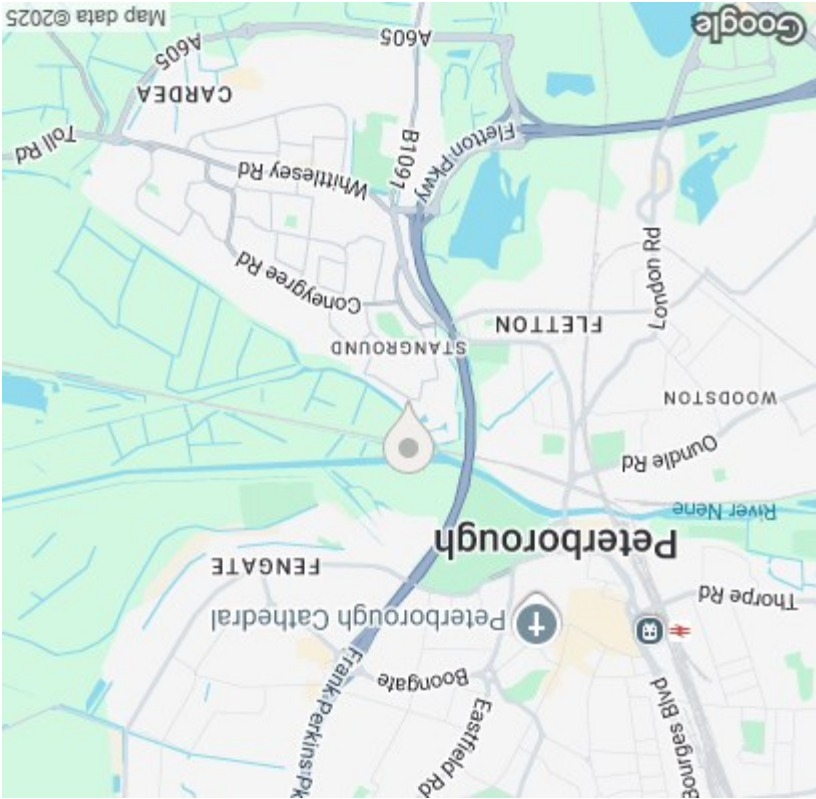
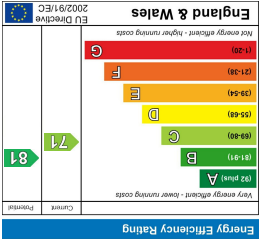




Energy Efficiency Graph



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.

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 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/>

North Street

Stanground, Peterborough, PE2 8HR

Guide Price £230,000 - £250,000

This beautifully refurbished extended end-terraced home on North Street, Stanground, offers the perfect blend of character, modern living, and a highly sought-after riverside location. With excellent access to the City Centre via the Green Wheel cycle path, the property enjoys a large rear garden backing onto the River Nene, complete with mooring rights—ideal for those who enjoy waterside living. Finished to an exceptional standard throughout by the current owner, it boasts a contemporary high-spec kitchen with a feature roof lantern, quartz worktops, and integrated appliances, alongside stylish interiors that make it ready to move straight into.

Stepping inside, the hallway leads into a bright and inviting dining room at the front of the property, ideal for entertaining or family meals. Beyond this lies the showpiece of the home: a spacious open-plan living room and kitchen, flooded with natural light thanks to the roof lantern and double doors opening onto the garden, creating a seamless indoor-outdoor feel. The kitchen area is fitted to the highest specification with sleek cabinetry, integrated appliances, and luxurious quartz worktops. Upstairs, the master bedroom offers a generous and tranquil retreat, complemented by a well-proportioned second bedroom. A stylish shower room, finished with modern fixtures, completes the first floor. Outside, the impressive rear garden provides a wonderful space for relaxation and leisure, backing directly onto the River Nene and benefiting from private mooring rights—a rare and highly desirable feature.

- Dining Room**
3.59 x 3.62 (11'9" x 11'10")
- Hallway**
0.93 x 0.85 (3'0" x 2'9")
- Living Room/Kitchen**
3.90 x 6.42 (12'9" x 21'0")
- Landing**
0.94 x 4.65 (3'1" x 15'3")
- Master Bedroom**
3.65 x 3.56 (11'11" x 11'8")
- Bedroom Two**
2.58 x 3.63 (8'5" x 11'10")
- Shower Room**
2.02 x 2.76 (6'7" x 9'0")
- EPC - C**
71/81
- 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 NOT allowed: No
Property subletting: No
Tree preservation order: No
Other: No
Right of way public: No
Right of way private: Yes
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: Cable, FttP
Internet Speed: up to 1800Mbps
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.

DRAFT DETAILS AWAITING VENDOR APPROVAL;

