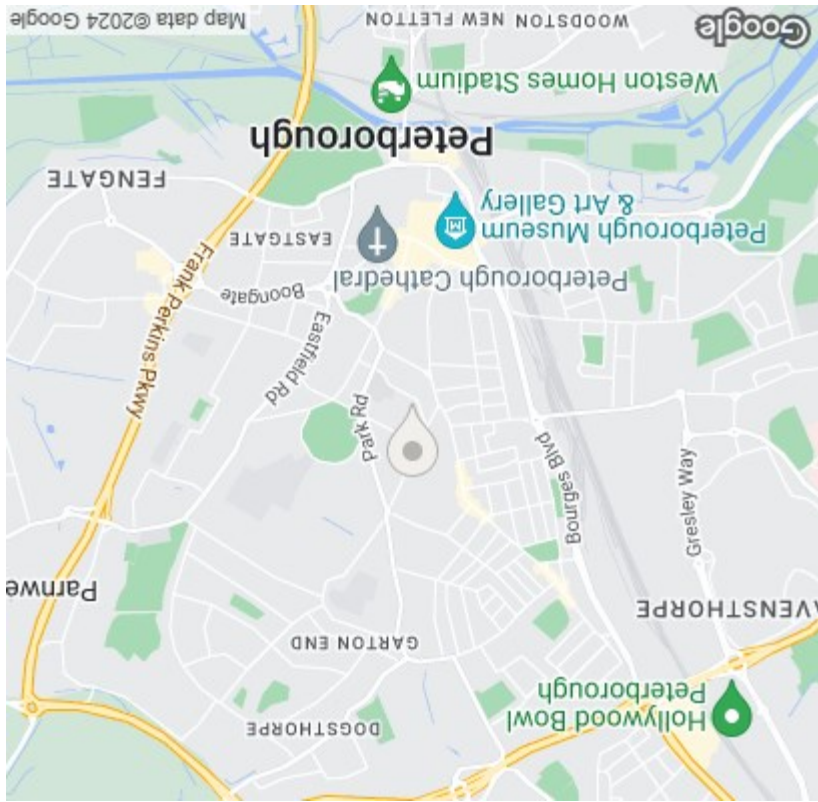


Disclaimer Important Notice in accordance with the Property Misdescriptions Act (1991) we have prepared these Sales Particulars as a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey 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 guarantees. 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/>

England & Wales	
Energy Rating	Current Band
A	80+
B	81-89
C	90-104
D	105-134
E	135-152
F	153-177
G	178-200

Energy Efficiency Graph

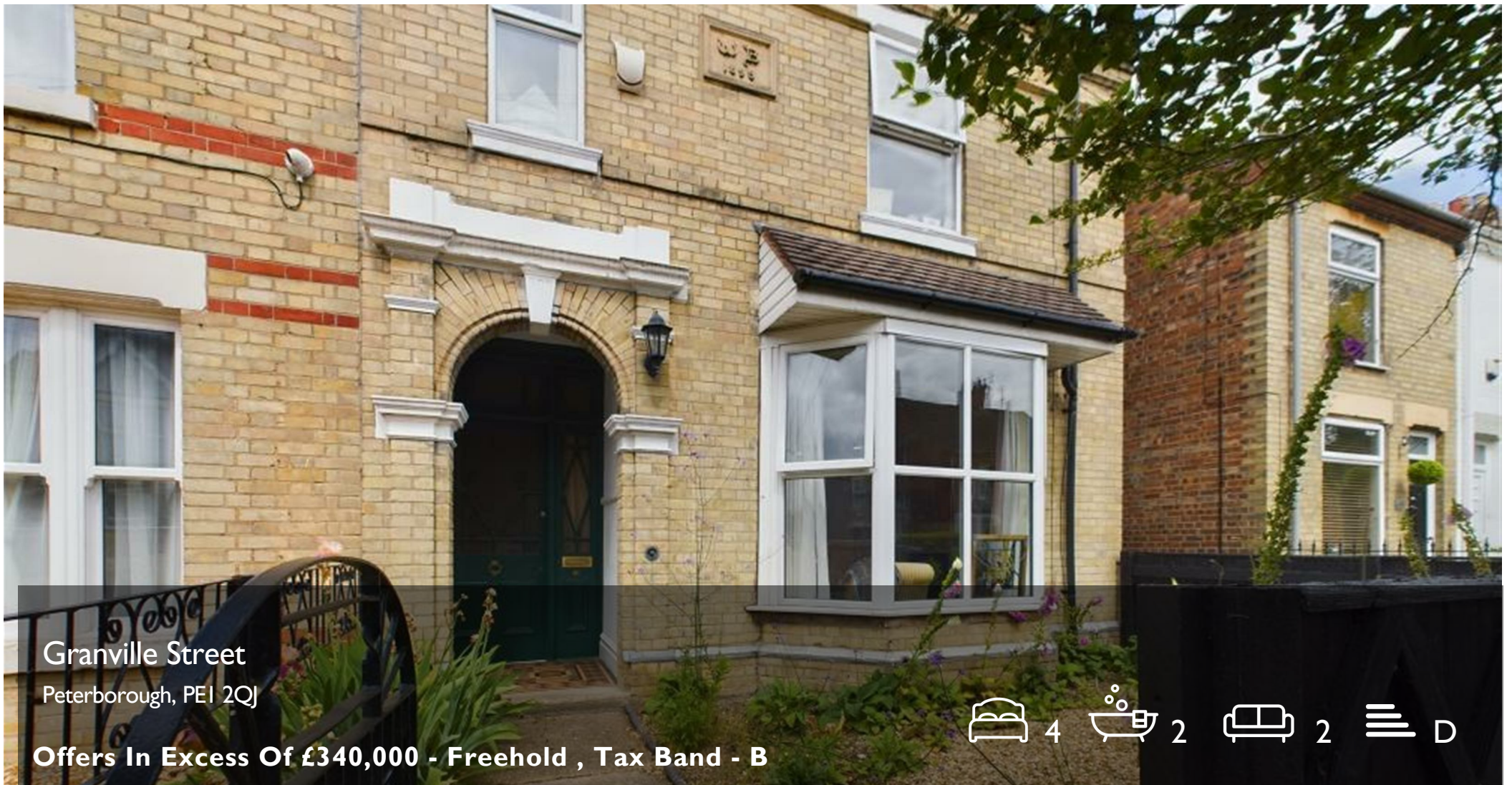


Area Map



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.



Granville Street
Peterborough, PE1 2QJ

Offers In Excess Of £340,000 - Freehold , Tax Band - B

4 2 2 D

Granville Street

Peterborough, PE1 2QJ

City and County are excited to market this spacious, FOUR BEDROOMED, bay fronted CHARACTER HOME of unique and authentic charm, maintaining some of the original features throughout. Situated in the city centre of Peterborough and near to a large Victorian park, this home would be ideal for a growing family, or commuters to London. Amenities are in the direct vicinity of the property, including local schools, bus routes, and transport links.

The property briefly comprises downstairs, a large entrance hall and two large reception rooms with beautiful feature fireplaces. Under-stairs storage space, separate storage room/pantry, and stairs leading to the first floor. Furthermore, there is an additional dining room, which is open plan with the kitchen, fitted with a range of matching base units, with an integral fridge, and a five-ring gas hob and oven with extractor hood over. To the rear of the kitchen, there is a utility room with matching eye level units, and electrics and plumbing for four white goods, and access through to the downstairs four-piece bathroom comprising a shower cubicle, a wash hand basin, a bathtub and a WC. Upstairs, there are four bedrooms, and a family bathroom, comprising a three-piece suite. There is a large fitted wardrobe in bedroom two. The loft is very spacious with a loft ladder and Velux window offering more light. To the front of the property there is an enclosed front courtyard with a footpath leading to the front door. Residents' and Visitors' permit parking to the front. To the rear of the property, there is an enclosed garden with wood panelled fencing to the sides. The garden is established with shrubs and beds for planting. There is a paved area for outdoor dining and an area laid to lawn, with a further paved area further up the garden. There is the added benefit of a detached shed/workshop and a greenhouse. Please call to arrange your viewing. Virtual tour available.

Entrance Hall

9'6" x 4'4"

Lounge

12'10" x 14'4"

Hallway

16'10" x 6'4"

Living Room

12'9" x 12'6"

Understairs Storage

10'6" x 2'10"

Storage Room

3'5" x 4'6"

Dining Room/Kitchen

26'0" x 11'3"

Utility Room

9'3" x 5'6"

Bathroom

12'6" x 5'0"

Landing

9'5" x 6'4"

Hallway

16'6" x 6'4"

Master Bedroom

12'11" x 12'6"



Bedroom Two

12'11" x 11'11"

Bedroom Three

8'9" x 11'3"

Bedroom Four

9'7" x 6'11"

Bathroom

9'1" x 7'11"

EPC - D

60/80

Tenure - Freehold

IMPORTANT LEGAL INFORMATION

Material Information

Property construction: Standard
 Community Green Space Charge: No
 Electricity supply: Mains electricity
 Solar Panels: No
 Other electricity sources: No
 Water supply: Mains
 Sewerage: Mains
 Heating: Gas Central Heating
 Heating features: Open Fire
 Broadband: up to 1000Mbps
 Mobile: EE - Excellent, O2 - Great, Three - Great, Vodafone -Great

Parking: Permit
 Building safety issues: No
 Restrictions - Listed Building: No
 Restrictions - Conservation Area: No
 Restrictions - Tree Preservation Orders: No
 Public right of way: No
 Long-term flood risk: No
 Coastal erosion risk: No
 Planning permission issues: No
 Accessibility and adaptations: No
 Coal mining area: No
 Non-coal mining area: Yes
 Energy Performance rating: D

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.

