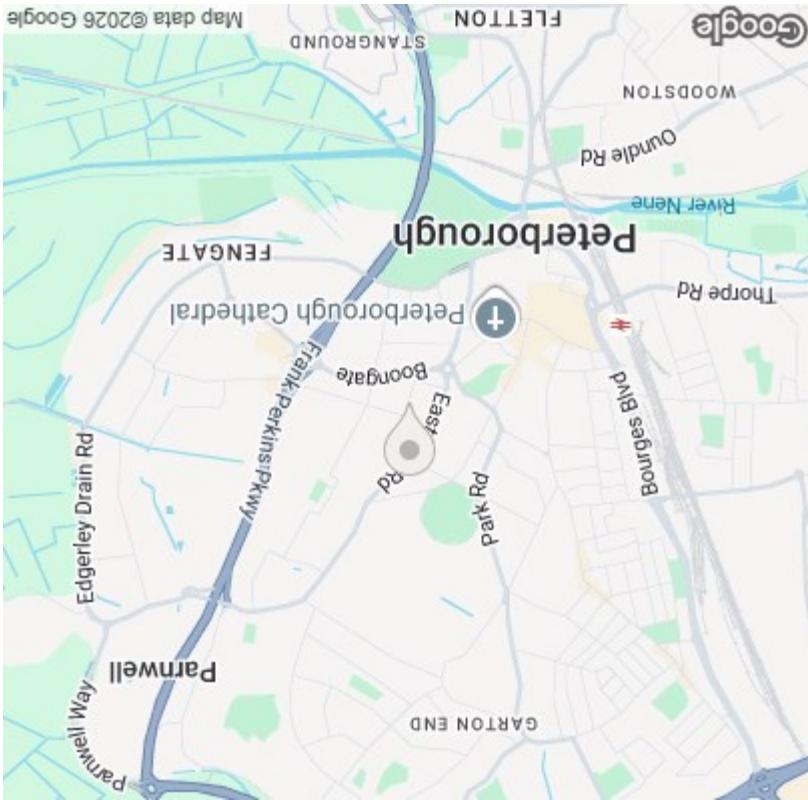


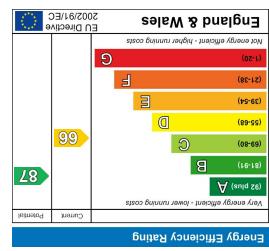
PLEASE NOTE: IF THE PROPERTY IS BEING PURCHASED AS BUY TO LET, YOU SHOULD CONSIDER WHETHER SELECTIVE LICENCING IS APPROPRIATE. YOU MAY FIND THE FOLLOWING LINK USEFUL: <https://www.peterborough.gov.uk/residents/housing/selective-licensing-agreements>

DISCLAIMER: 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 CONDUCTED OUT A STRUCTURAL SURVEY AND THE SERVICES, APPLIANCES AND SPECIAL FEATURES HAVE NOT BEEN TESTED. NEITHER HAS THE AGENT'S ATTENTION BEEN DRAWN TO ANY DEFECTS OR FLAWS IN THE PROPERTY OR ITS SERVICES OR FEATURES. THE AGENT HAS NOT CONDUCTED LEGAL DOCUMENTATION TO VERIFY THE LEGAL STATUS OF THE PROPERTY OR THE VALIDITY OF ANY GRANT AGREEMENTS, MEASUREMENTS, FLOORPLANS AND ASPIRANCES REFERRED TO ARE GIVEN AS A GUIDE ONLY AND SHOULD NOT BE RELIED UPON FOR THE PURPOSES OF CONTRACTS.

Energy Efficiency Graph

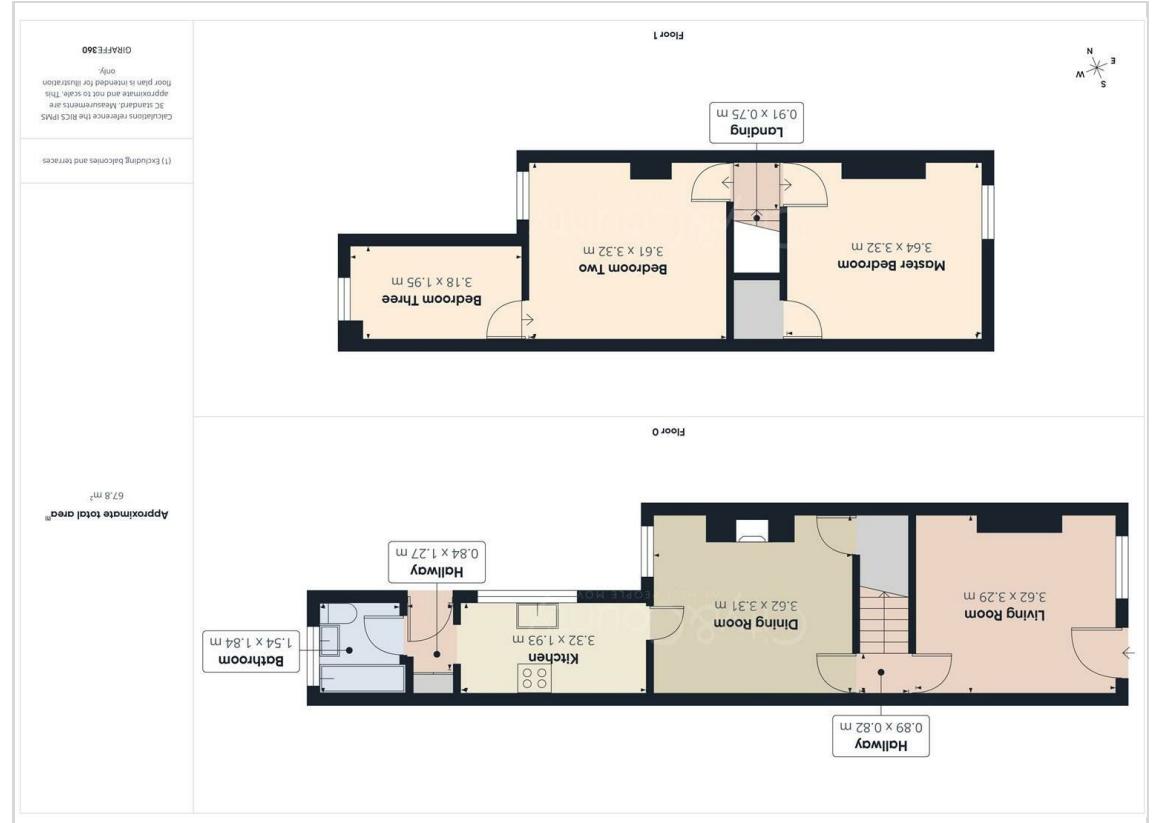


Area Map

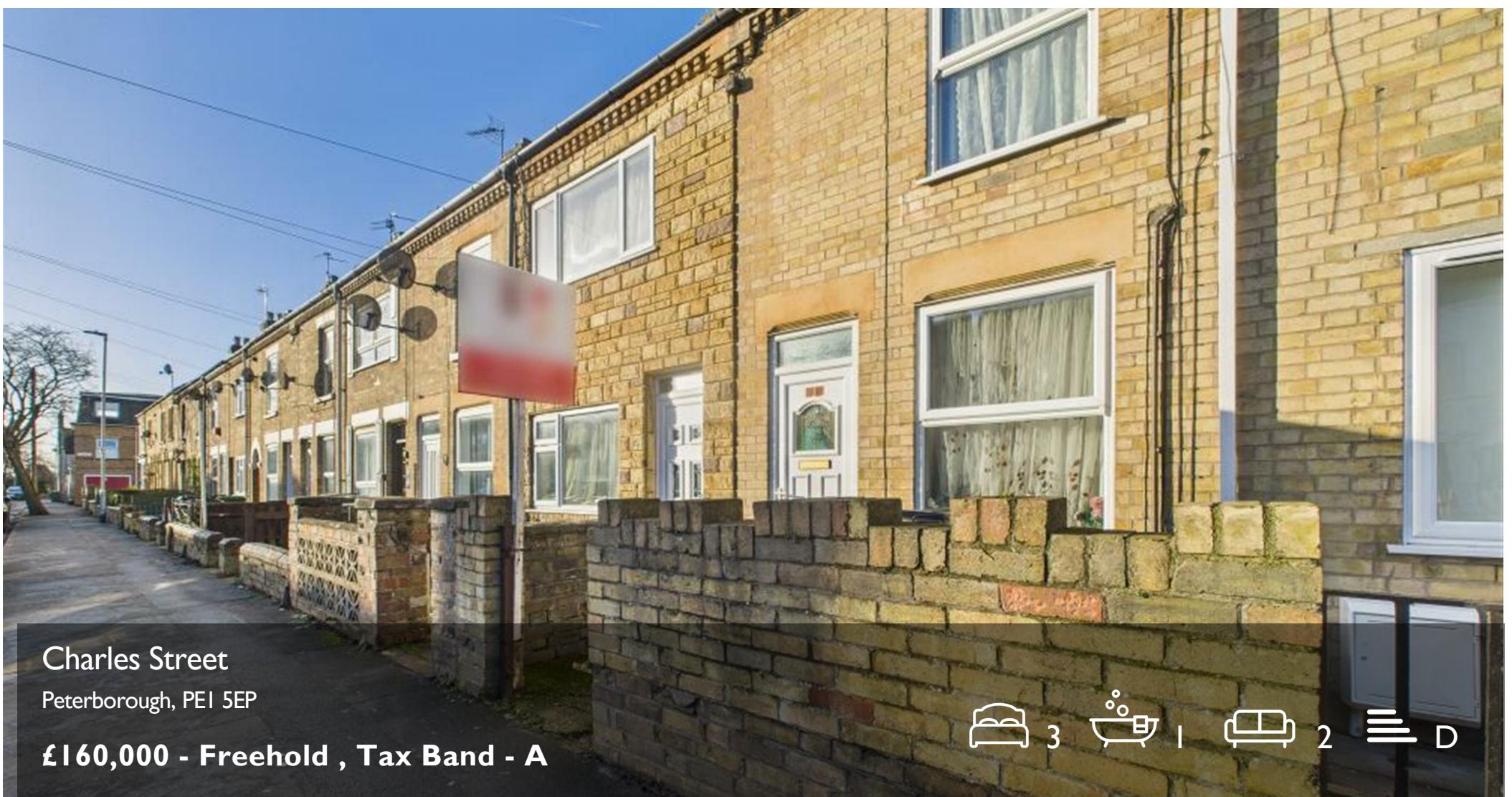


Please contact our City & County Estate Agents - Peterborough Office on 01733 563965 if you wish to arrange a viewing.

Viewing



Floor Plan



Charles Street

Peterborough, PE1 5EP

Offered with no forward chain, this well-presented mid-terrace property is an ideal first-time purchase or investment opportunity, perfectly positioned in a prime city centre location on Charles Street, Peterborough. The home boasts two spacious reception rooms, providing flexible living and dining space, along with an enclosed rear garden ideal for relaxing or entertaining.

Convenient on-street parking is available, and the property benefits from excellent local transport links, with Peterborough Train Station within walking distance, making it ideal for commuters. With amenities, shops and the city centre close at hand, this property offers both convenience and potential.

This well-proportioned mid-terrace home on Charles Street offers a thoughtfully arranged layout that makes excellent use of space across two floors, ideal for both owner-occupiers and investors alike. The ground floor opens into a welcoming living room positioned at the front of the property, providing a comfortable and versatile space for everyday relaxation. This flows through to a separate dining room, perfectly suited for family meals or entertaining guests, and benefiting from a natural connection to the rest of the home. To the rear the kitchen is neatly arranged and functional, offering direct access through to the rear of the property, while a ground-floor bathroom is conveniently located beyond the kitchen, adding practicality to the layout. Upstairs, the first floor comprises three bedrooms, including two generous double rooms and a further third bedroom that would work well as a child's room, home office or guest space.

Overall, the property combines flexible living areas with well-sized bedrooms, making it a versatile home in a highly convenient city centre location, within easy reach of Peterborough Train Station and local amenities.

Living Room

3.62 x 3.29 (11'10" x 10'9")

Hallway

0.89 x 0.82 (2'11" x 2'8")

Dining Room

3.62 x 3.31 (11'10" x 10'10")

Kitchen

3.32 x 1.93 (10'10" x 6'3")

Hallway

0.84 x 1.27 (2'9" x 4'1")

Bathroom

1.54 x 1.84 (5'0" x 6'0")

Landing

0.91 x 0.75 (2'11" x 2'5")

Master Bedroom

3.64 x 3.32 (11'1" x 10'10")

Bedroom Two

3.61 x 3.32 (11'10" x 10'10")

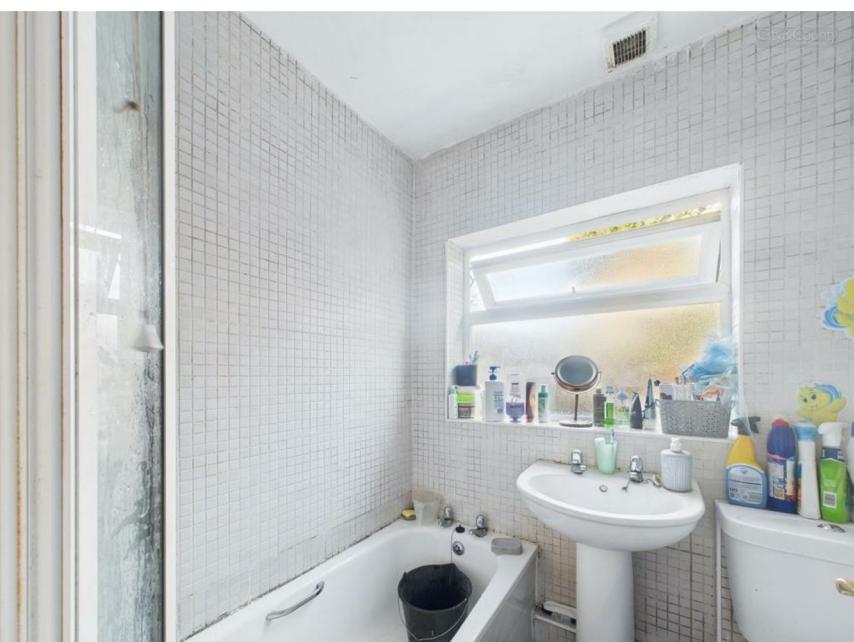
Bedroom Three

3.18 x 1.95 (10'5" x 6'4")

EPC - D

66/87

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: FttP
Internet Speed: up to 1800Mbps
Mobile Coverage: EE - Great, O2 - Excellent, 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

