



## **21 North Street, Peterborough, PE2 8HR**

**Offers Over £210,000**

RIVERSIDE WITH MOORING! This THREE bedroom PERIOD home has a GOOD SIZE rear garden leading down to the river with a mooring. Internally there are TWO RECEPTION rooms and the present owners have TASTEFULLY updated this FAMILY home, with a REFITTED BATHROOM and further touches throughout. The property is located in the popular area of Stanground and within walking distance to the City Centre. To fully appreciate this property internal viewing is a must.

**Lounge 15'1" (into bay) x 12'3" (4.60m (into bay) x 3.73m)**



The double glazed front door leads into the lounge which has double glazed windows in the bay window. The focal point of the room is the inset log burner which is set into the brick fireplace with wooden mantle over.

**Inner Hall**

Stairs leading to the first floor landing.

**Dining Room 12'0" x 10'11" (3.68m x 3.35m)**



Excluding under stairs cupboard) - Window to rear aspect, wood laminate flooring, storage units and a radiator.

**Kitchen 9'6" x 6'3" (2.90m x 1.91m)**



**Bathroom**



Consisting of a three piece suite with bath and shower mixer tap, low level WC, pedestal wash hand basin, radiator and dual aspect windows.

**First Floor Landing**

Giving access to all three bedrooms.

**Bedroom 12'11" x 11'1" (3.94m x 3.38m)**



Two sash windows to front aspect, wood flooring, radiator and cupboard over the stairs.

**Bedroom 11'11" x 8'7" (3.63m x 2.62m)**



Double glazed window to rear aspect overlooking the garden, wood flooring, loft access and radiator.

**Bedroom 9'2" x 6'8" (2.79m x 2.03m)**



Sash window to rear aspect with views over the river and fields beyond. Radiator.

**Outside**

To the front there is shingled garden area with footpath leading to front door which is enclosed by brick wall and gated access.

To the rear there is a court yard garden enclosed by fencing and then further garden which is laid to lawn with flower and shrub borders. At the bottom of the garden there is the Back River and there are mooring rights.

**Property Postcode**

For location purposes the postcode of this property is: PE2 8HR

**Additional Information**

TENURE: Freehold with vacant possession on completion.

EPC RATING: D

COUNCIL TAX BAND: A

**PLEASE NOTE:**

All photos are property of Ark Property Centre and can not be used without their explicit permission.

**Offer Procedure**

Please note: before an offer is agreed on a property you will be asked to provide I.D and proof of finance, in compliance Money Laundering Regulations 2017 (MLR 2017). The business will perform a Money Laundering Check as part of its Money Laundering Policy.

If a cash offer is made, which is not subject to the sale of a property, proof of funds will be requested or confirmation of available funds from your solicitor.

### **Viewing Arrangements**

Viewing is by appointment with Ark Property Centre only. We suggest you call our office for full information about this property before arranging a viewing.

### **Ark Property Centre**

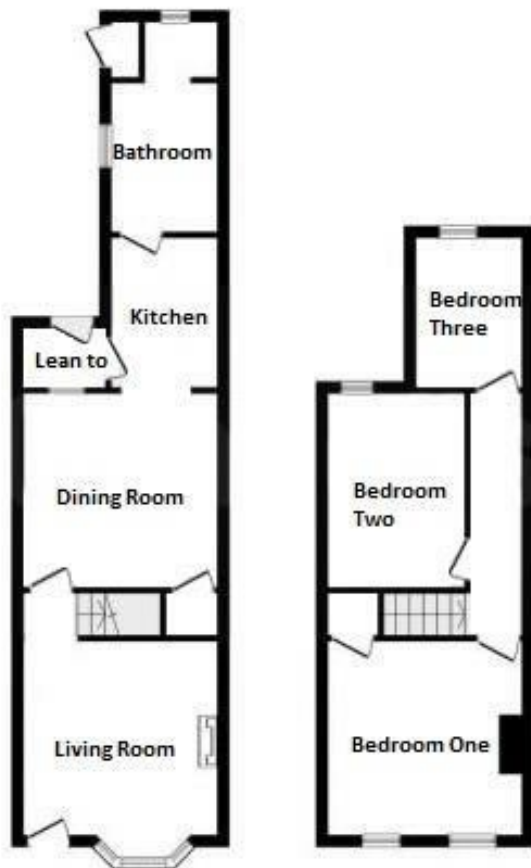
If you are thinking about selling your property or are not happy with your current agent - we can offer a FREE valuation service with no obligation.

We can also offer full Financial and Solicitor services. Please note we do get a referral fee for any recommended client service used.

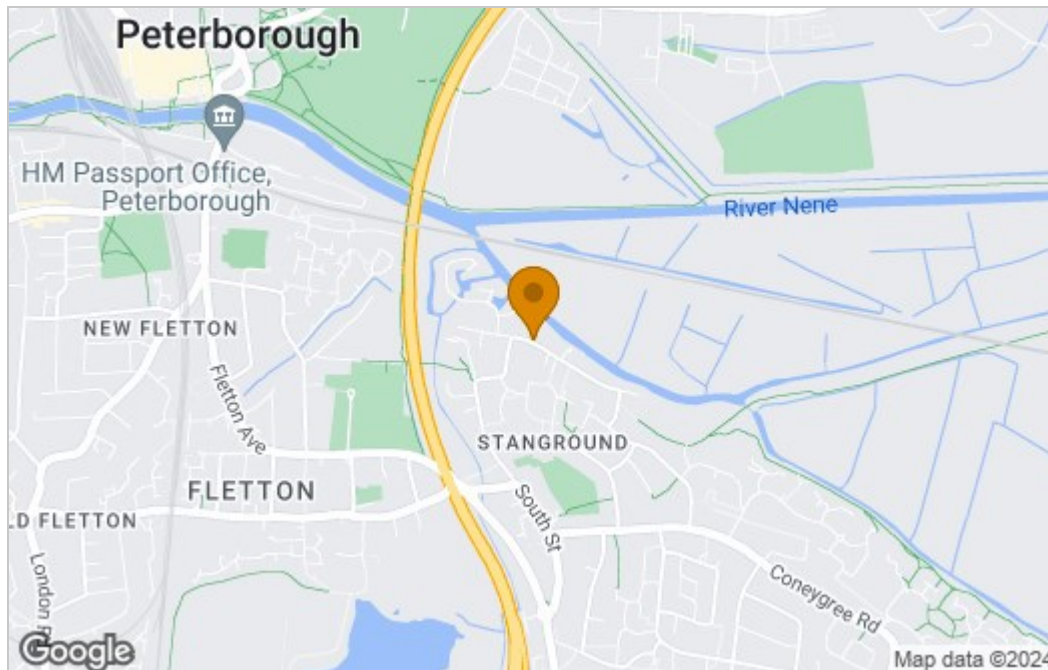
### **Disclaimer**

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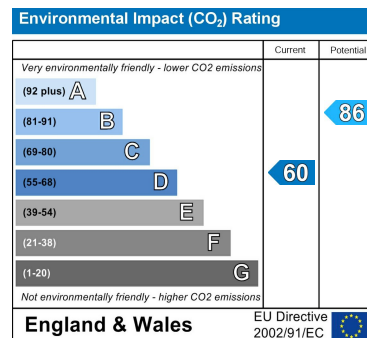
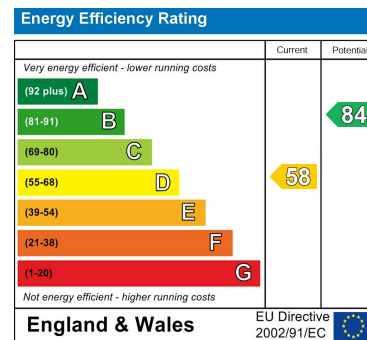
**Floor Plan**



**Area Map**



**Energy Efficiency Graph**



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