



ENTRANCE HALL

LIVING ROOM

FAMILY ROOM & SITTING ROOM

KITCHEN/DINER

BATHROOM

UTILTIY ROOM

FIRST FLOOR LANDING

BEDROOM 1

BEDROOM 2

BEDROOM 3

BEDROOM 4

SHOWER ROOM

OUTBUILDING/RECEPTION ROOM

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These particulars do not constitute part or all of an offer of contract. The measurements are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to re-check measurements before committing to any expense. Woodcock Holmes have not tested any apparatus, equipment, services, fixtures or fittings and it is in the buyer's interest to check the working condition of appliances. Floorplans are for illustration purposes only and are not to scale. Woodcock Holmes has sought not to verify the legal title of the property. Buyers not obtain such verification from their solicitors.

Grimshaw Road
 Peterborough, PE1 4ET
 £475,000



Grimshaw Road Peterborough PE1 4ET

Don't miss out on this rare opportunity, this 1930s style house has been extended to the rear, side and benefits from a spacious outbuilding. Ideal for a family looking for their long term family home, conveniently located within easy access to Peterborough city centre and local amenities.

- EXTENDED TO THE SIDE AND REAR
- SPACIOUS FAMILY HOME
- EASY ACCESS TO PETERBOROUGH CITY CENTRE
- FOUR BEDROOMS
- TWO BATHROOMS
- OUTBUILDING/RECEPTION APPROX 7.35M X 5.2M
- DRIVEWAY WITH PARKING
- UTILITY AREA WITH SUANA ROOM
- NO FORWARD CHAIN
- SPACIOUS RECEPTION ROOMS SPACE

Viewings: By appointment
£475,000

PROPERTY DESCRIPTION

Welcome to this spacious extended semi-detached 1930s style house, perfectly positioned in a convenient location close to Peterborough city centre. This property offers a blend of character with high ceilings and bay windows, alongside modern convenience, making it an ideal long-term family home. Upon arrival, you'll find block paved parking to the front, providing space for three vehicles, ensuring parking is always hassle-free. Stepping inside the house you find the entrance hall with convenient storage space under the stairs.

The ground floor boasts a front living room featuring a bay window, providing ample natural light, creating a cosy and inviting atmosphere. Continuing through, you'll find an extended family/sitting room with patio doors leading out to the garden, seamlessly blending indoor and outdoor living - ideal for entertaining.

The kitchen/diner offers a perfect space for family meals, while the downstairs bathroom adds practicality and convenience. Additionally, a utility room with a fitted sauna adds a touch of luxury to everyday living.

Heading upstairs, you'll discover a three-piece shower room, catering to the needs of modern living. Three generously sized double bedrooms and one single bedroom provide ample accommodation for the whole family.

Outside, the private and not overlooked rear garden is easily maintained, perfect for relaxation or outdoor gatherings. This leads onto the brick built outbuilding, with electric heaters, lighting and power connected.

Further features of this property include gas central heating, UPVC double glazing and solar panels, ensuring warmth and energy efficiency throughout the year. With no forward chain, this home is ready for you to move in and make it your own.

ROOM MEASUREMENTS

ENTRANCE HALL - 4.1m x 1.8m (13'5" x 5'10")

LIVING ROOM - 4.34m x 3.93m (14'2" x 12'10")

FAMILY ROOM & SITTING ROOM - 8.48m x 3.64m (27'9" x 11'11")

KITCHEN/DINER - 4.57m x 3.06 (14'11" x 10'0")

BATHROOM - 2.52m x 1.92m (8'3" x 6'3")

UTILITY ROOM - 4.8m x 2.3m (15'8" x 7'6")

FIRST FLOOR LANDING -

BEDROOM 1 - 4.35m x 3.64m (14'3" x 11'11")

BEDROOM 2 - 3.6m x 3.6m (11'9" x 11'9")

BEDROOM 3 - 3.79m x 2.31m (12'5" x 7'6")

BEDROOM 4 - 2.17m x 2.19m (7'1" x 7'2")

SHOWER ROOM - 2.58m x 2.12m (8'5" x 6'11")

OUTBUILDING/RECEPTION ROOM - 7.35m x 5.2m (24'1" x 17'0")

TENURE

Freehold.

TAX BAND

Tax band 'C' with Peterborough City Council.

SERVICES

Mains water, electricity, gas and drainage are all connected. None of these services or appliances have been tested by the agents.

MARKETING INFORMATION

Every effort has been made to ensure that these details are accurate and not misleading please note that they are for guidance only and give a general outline and do not constitute any part of an offer or contract. All descriptions, dimensions, warranties, reference to condition or presentation or indeed permissions for usage and occupation should be checked and verified by yourself or any appointed third party, advisor or conveyancer. None of the appliances, services or equipment described or shown have been tested.

INVESTMENT INFORMATION

If you are considering this property BUY TO LET purposes, please call our Property Management team on 01733 303111. They will provide free expert advice on all aspects of the lettings market including potential rental yields for this property.

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	62	75

England & Wales

EU Directive
2002/91/EC



Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		

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