

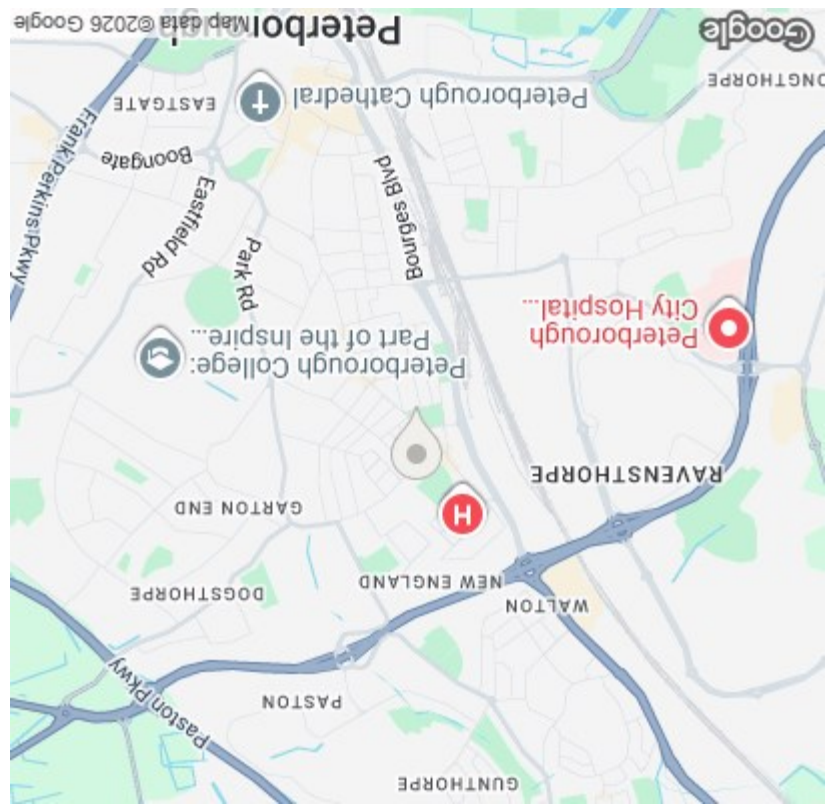
Disclaimer Important Notice: In accordance with the Property Misdescriptions Act (1991) we have prepared these Sales Particulars as a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey 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 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. A non-refundable purchaser administration fee will be payable by the successful buyer to cover AML checks, identity verification, and proof of funds validation, with full details provided upon offer acceptance.

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.

| Energy Efficiency Rating | |
|--------------------------|-----------|
| Current | Minimum |
| A (92-100) | A (81-91) |
| B (81-91) | B (69-80) |
| C (69-80) | C (55-68) |
| D (55-68) | D (39-54) |
| E (39-54) | E (21-38) |
| F (21-38) | F (1-20) |
| G (1-20) | G (1-20) |

Any energy efficient lower rating costs
 Any energy efficient lower rating costs
 Any energy efficient - higher rating costs

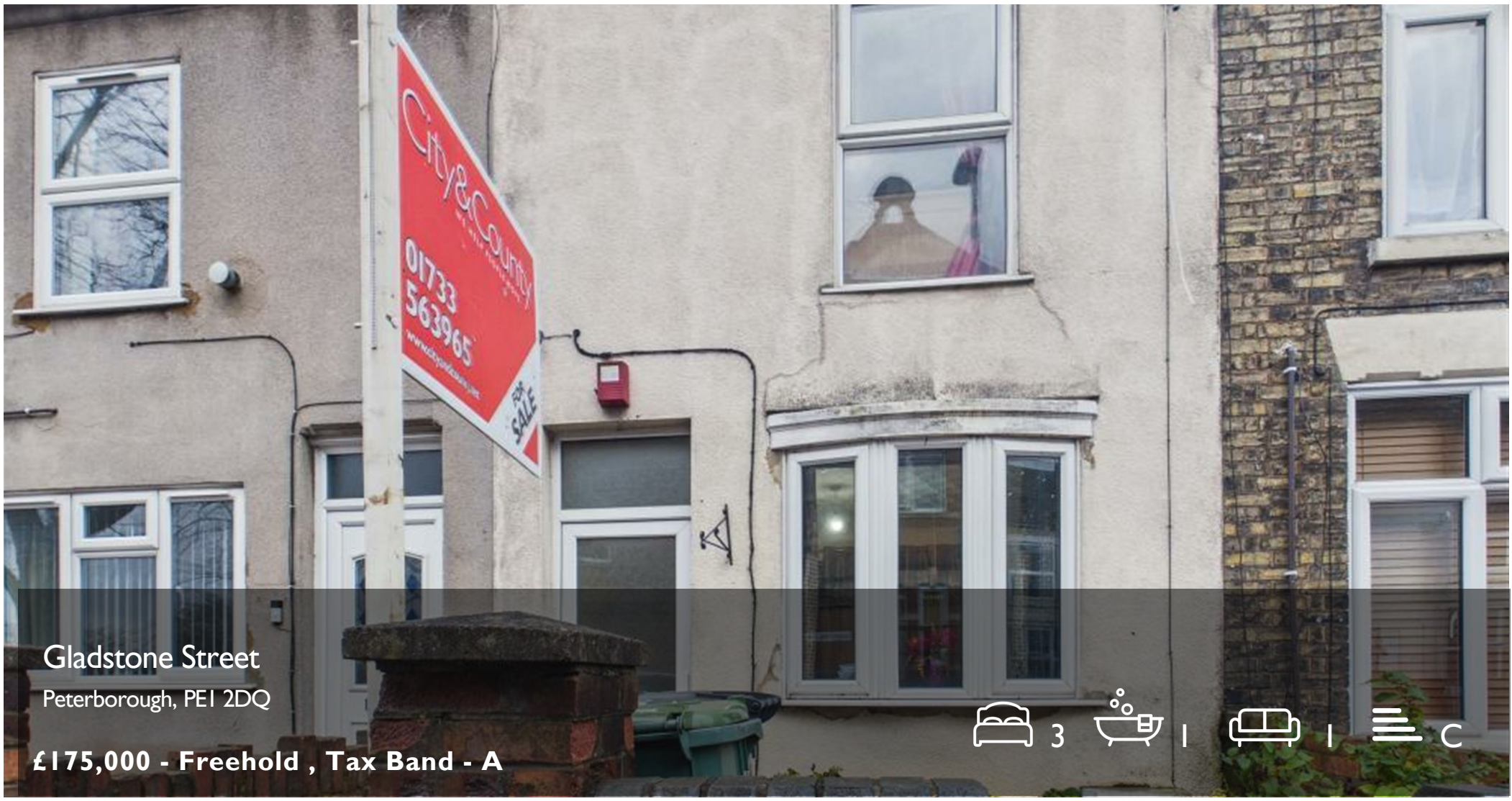
Energy Efficiency Graph



Area Map



Floor Plan



Gladstone Street
 Peterborough, PE1 2DQ

£175,000 - Freehold , Tax Band - A



Gladstone Street

Peterborough, PE1 2DQ

Offered with no forward chain, this three-bedroom terrace home is situated in a central Peterborough location and features spacious open plan reception rooms, a ground floor family bathroom and a private courtyard garden. Ideal for a first time buyer or investor, the property provides well-proportioned accommodation within easy reach of the city centre, local amenities and transport links.

Located on Gladstone Street, this three bedroom mid terrace property presents an excellent opportunity for buyers seeking a well positioned home or a strong investment purchase. The accommodation is arranged over two floors and offers generous living space along with the added benefit of no forward chain. The ground floor is centred around a large open plan lounge and dining area, creating a bright and versatile living space ideal for both everyday living and entertaining. Stairs lead to the first floor from the reception area, while the rear of the property provides access to the fitted kitchen, which offers a range of units and workspace. Beyond the kitchen is a ground floor family bathroom fitted with a three-piece suite. Upstairs, the landing leads to three bedrooms. The principal bedroom is positioned to the front of the property and offers good proportions. Bedroom two provides further comfortable accommodation, while bedroom three is ideal as a single bedroom, nursery or home office. Externally, the property benefits from an enclosed courtyard garden to the rear, providing a low maintenance outdoor space. Parking is available on street to the front. Situated close to the city centre, the property is within easy reach of local shops, schools, transport links and Peterborough train station, making it a convenient choice for commuters, first time buyers and investors alike. Offered to the market with no forward chain, early viewing is highly recommended.

Lounge Diner
9.15 x 3.66 (30'0" x 12'0")

Kitchen
2.70 x 1.79 (8'10" x 5'10")

Bathroom
1.76 x 1.78 (5'9" x 5'10")

Landing
1.53 x 2.94 (5'0" x 9'7")

Master Bedroom
3.46 x 3.66 (11'4" x 12'0")

Bedroom Two
3.81 x 2.55 (12'5" x 8'4")

Hallway
3.78 x 0.98 (12'4" x 3'2")

Bedroom Three
2.72 x 1.93 (8'11" x 6'3")

EPC - C
69/86

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: No
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
Internet Speed: up to 1800Mbps
Mobile Coverage: EE - Great, O2 - Excellent, Three - Excellent, Vodafone - Excellent

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.