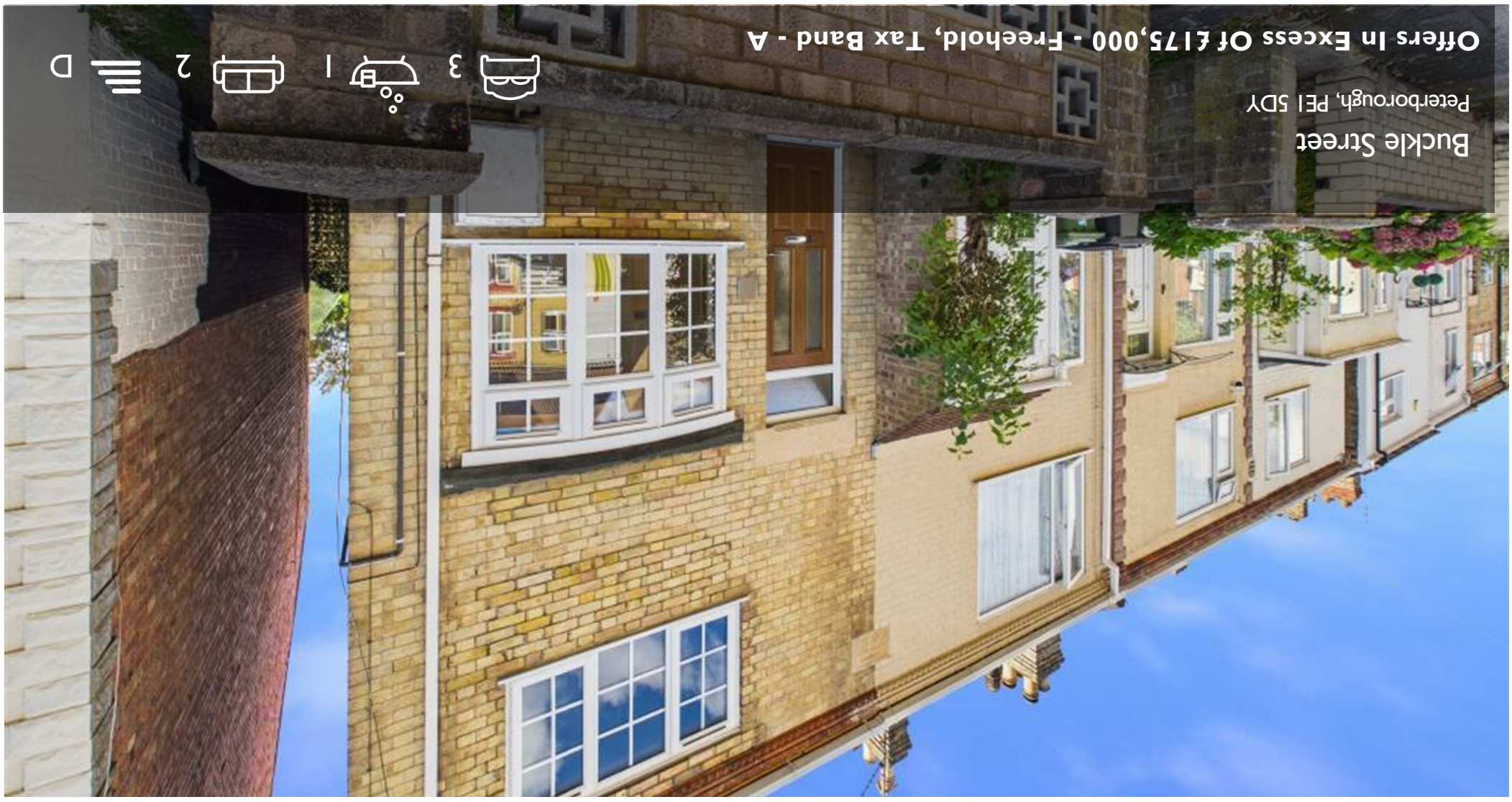


Buckle Street

Peterborough, PE1 5DY

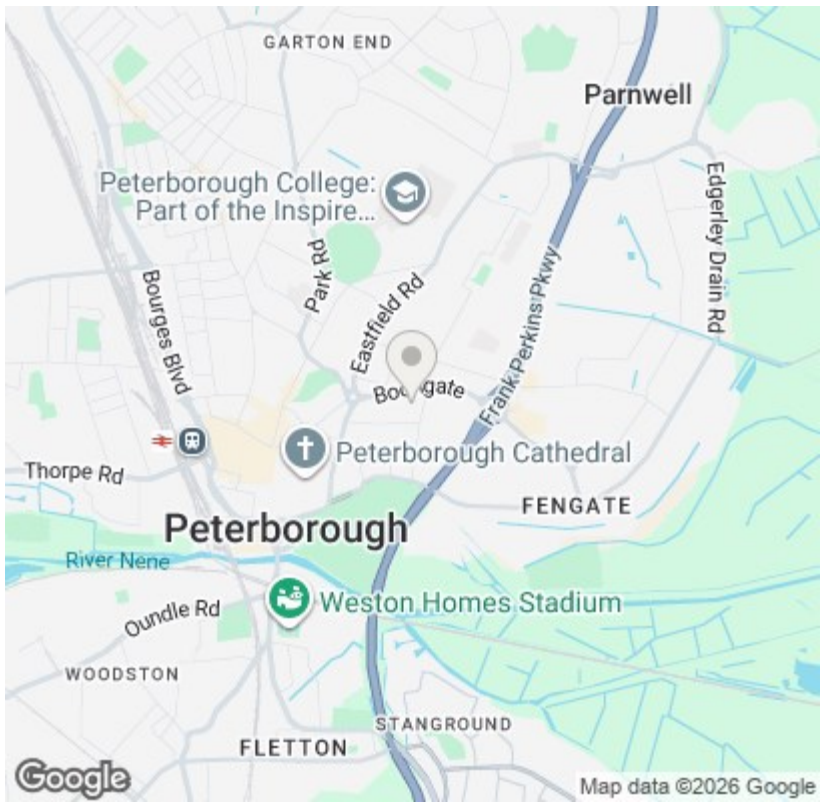
Offers In Excess Of £175,000 - Freehold, Tax Band - A

3 | 1 | 2 | D

Floor Plan



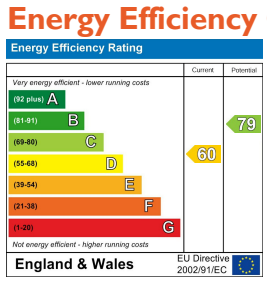
Area Map



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 Graph



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 guarantee. 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 licencing 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.

Buckle Street

Peterborough, PE1 5DY

A spacious three bedroomed end of terrace home, ideally positioned in a highly convenient central Peterborough location and offered for sale with no forward chain. The property provides two reception rooms, a fitted kitchen and family bathroom, together with three well proportioned bedrooms across the first floor. Outside, the south facing rear garden is enclosed and benefits from shared access, with gates providing off road parking and potential for a garage to be constructed subject to the necessary planning permissions. Permit parking is also available to the front, while Peterborough University, local amenities and the city centre are all within easy reach, making this an excellent first time purchase or investment opportunity.

Internally, the property is entered via the living room, providing a comfortable space for everyday relaxation, while the adjoining dining room offers a versatile second reception space ideal for entertaining or family dining. To the rear is the fitted kitchen, with the ground floor also benefiting from a useful family bathroom. The first floor provides three bedrooms with the third off the second. A generous master bedroom, a further double bedroom and a third bedroom which could also lend itself well to use as a home office or nursery. Outside, the enclosed south facing rear garden offers a pleasant private space and benefits from shared access, with gated access providing valuable off road parking to the rear and potential for the construction of a garage, subject to planning permission. The property's central location provides excellent access to a range of everyday amenities, transport links and Peterborough's university facilities, with the ARU Peterborough campus being less than a mile from the city centre and main transport links.

Living Room
3.59 x 3.66 (11'9" x 12'0")

Hallway
0.89 x 0.84 (2'11" x 2'9")

Dining Room
3.80 x 3.66 (12'5" x 12'0")

Kitchen
4.05 x 2.26 (13'3" x 7'4")

Hallway
0.67 x 0.75 (2'2" x 2'5")

Bathroom
2.22 x 2.24 (7'3" x 7'4")

Landing
0.92 x 0.78 (3'0" x 2'6")

Master Bedroom
3.61 x 3.65 (11'10" x 11'11")

Bedroom Two
3.78 x 3.66 (12'4" x 12'0")

Bedroom Three
4.13 x 2.26 (13'6" x 7'4")

EPC - D
60/79

Tenure - Freehold

IMPORTANT LEGAL INFORMATION
Construction: Standard
Accessibility / Adaptations: None
Building safety: No
Known planning considerations: None



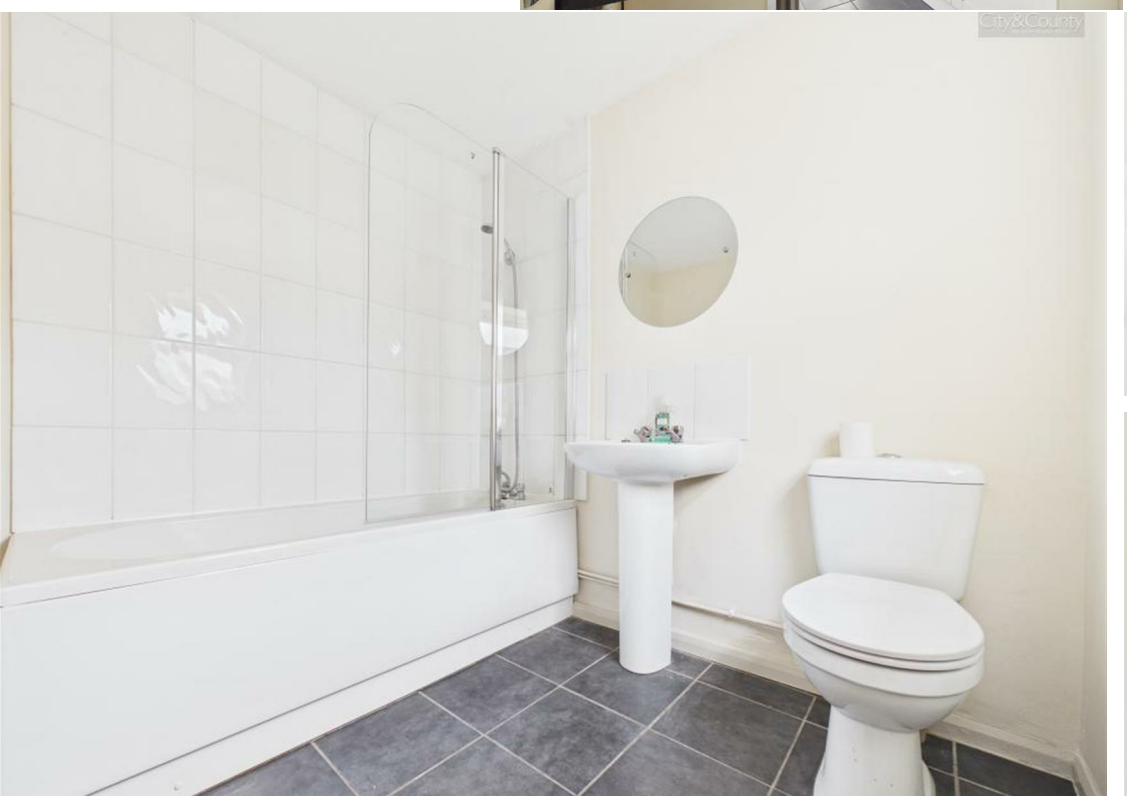
















Flooded in the last 5 years: No
Sources of flooding: n/a
Flood defences: No
Coastal erosion: No
On a coalfield: No
Impacted by the effect of other mining activity: No
Conservation area: No
Lease restrictions (answer yes if there are restrictions, eg does not allow pets): No
Listed building: No
Permitted 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: Yes
Shared driveway: No
Third party loft access: No
Third party drain access: No
Other: No
Parking: Street Parking Permit Required
Solar Panels: No
Water: Mains
Electricity: Mains Supply
Sewerage: Mains
Heating: Gas Mains
Internet connection: Cable
Internet Speed: up to 5500Mbps
Mobile Coverage: EE - Great, O2 - Great, 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.





