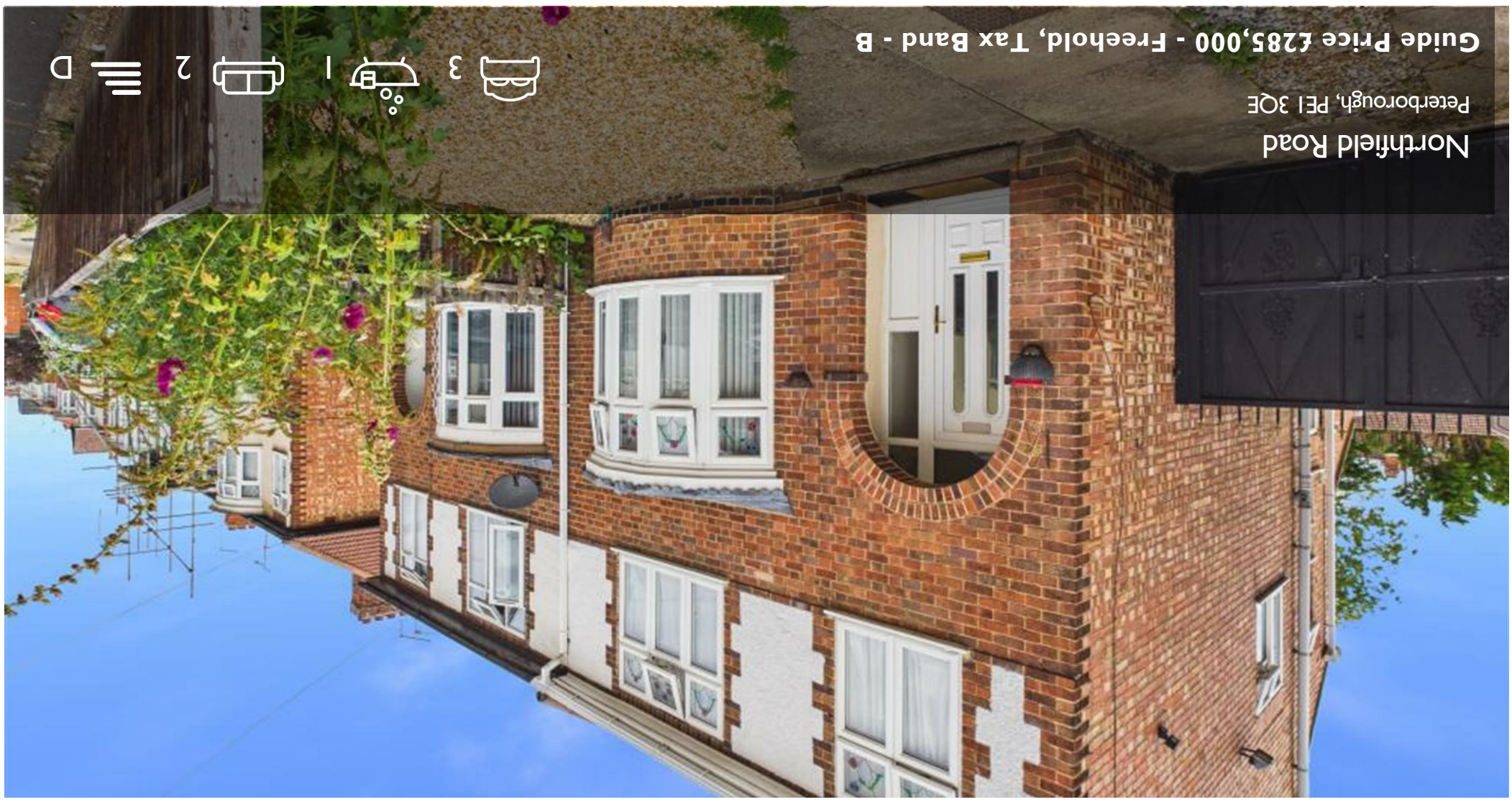


Northfield Road

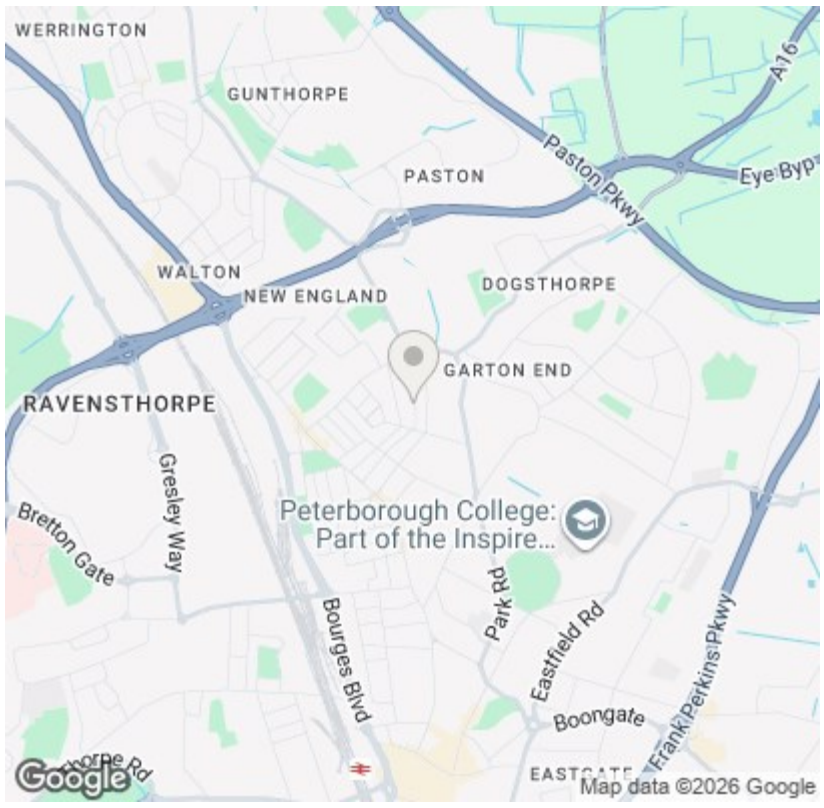
Peterborough, PE1 3QE

Guide Price £285,000 - Freehold, Tax Band - B

3 1 2 D

Floor Plan

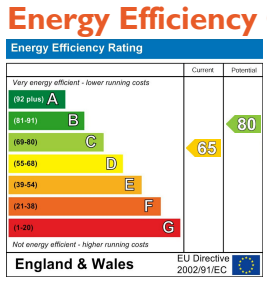
Area Map



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.

Northfield Road

Peterborough, PE1 3QE

Guide Price £285,000 - £305,000

A superbly presented semi-detached family home situated on the popular Northfield Road in Peterborough, offering a rare combination of features including rear vehicular access to the side of the property and an impressive quadruple-sized garage at the bottom of the large rear garden, with fantastic scope for conversion into an annex, subject to planning permission. Presented to a modern standard throughout, the property benefits from gas central heating and off-road parking to the front, making it a must-view for those seeking a versatile and well-connected family home.

A rare opportunity to acquire a well-presented semi-detached family home, situated on the ever-popular Northfield Road in Peterborough, benefiting from the added advantage of rear vehicular access to the side of the property and a substantial quadruple-sized garage at the bottom of the large rear garden, offering fantastic scope for conversion into an annex, subject to the necessary planning permission. Upon entering the property, you are welcomed by a bright and inviting entrance hall, providing access to the principal ground floor rooms and stairs rising to the first floor. To the front of the property is a well-proportioned kitchen, thoughtfully fitted and offering ample space for everyday cooking and dining needs, while a separate dining room provides a lovely space for more formal entertaining, seamlessly connecting through to the generous living room beyond, which is flooded with natural light via a charming bay window and provides a wonderfully sociable space for relaxing with family or hosting guests. Moving to the first floor, a bright landing area gives access to all three bedrooms and the family bathroom, ensuring practical and functional living throughout. The master bedroom is a generous double, offering ample space for freestanding furniture, while the second bedroom is another well-sized double, ideal for family members or guests alike. The third bedroom, though more compact, remains a versatile space, perfectly suited to use as a child's bedroom, home office, or nursery. Completing the first floor is the family bathroom, fitted with a modern white suite and offering everything required for day-to-day family living. Externally, the property truly comes into its own, with the large rear garden leading down to the impressive quadruple-sized garage, a standout feature of this home, offering exceptional versatility whether used for extensive vehicle storage, a workshop, or with genuine potential for conversion into a self-contained annex, subject to planning permission, making this an ideal solution for multi-generational living or additional rental income. The rear vehicular access to the side of the property further enhances the practicality of this home, providing ease of access to the garage and garden without the need to pass through the house. To the front, the property benefits from off-road parking, adding further convenience for homeowners and visitors alike. Throughout, the property is presented to a modern standard and benefits from gas central heating, making this a superb, move-in ready family home that must be viewed to be fully appreciated.

Entrance Hall
4.05 x 1.85 (13'3" x 6'0")

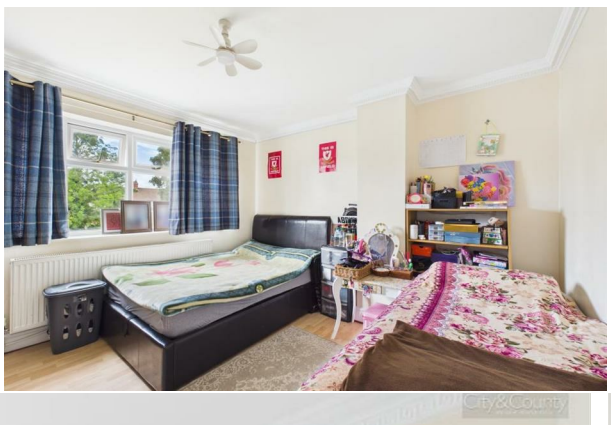
Living Room
3.61 x 3.70 (11'10" x 12'1")

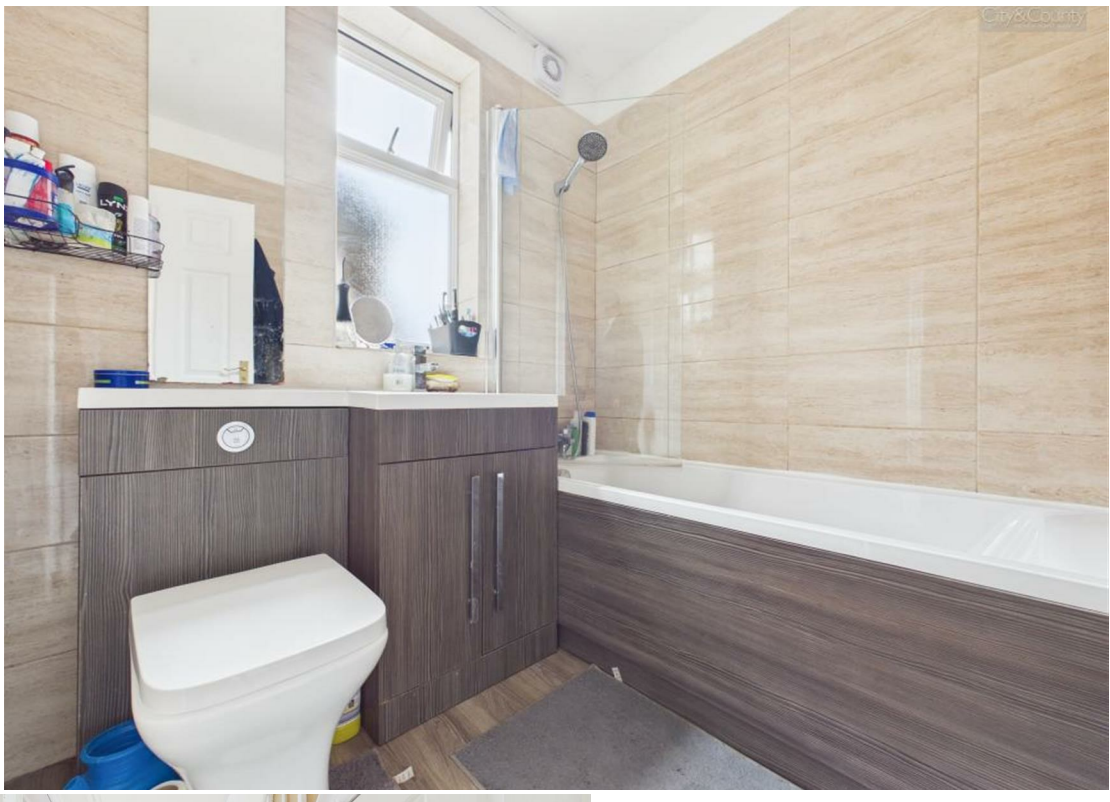
Dining Room
3.67 x 3.37 (12'0" x 11'0")

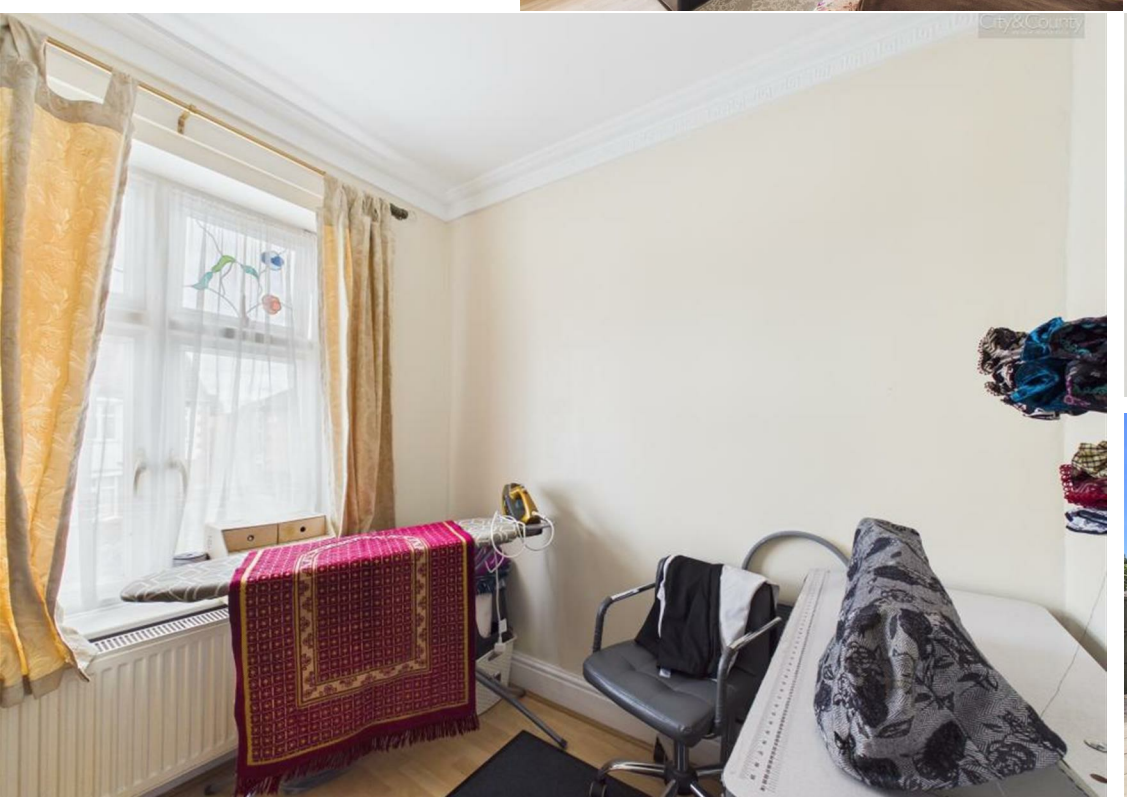
Kitchen
4.67 x 2.17 (15'3" x 7'1")

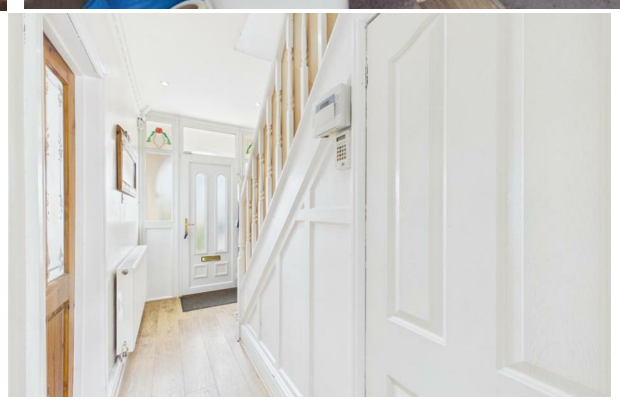
Landing
2.95 x 1.95 (9'8" x 6'4")

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









Bedroom Two
3.63 x 2.82 (11'10" x 9'3")

Bathroom
1.95 x 1.96 (6'4" x 6'5")

Bedroom Three
2.26 x 2.13 (7'4" x 6'11")

Garage
6.22 x 6.57 (20'4" x 21'6")

EPC - D
65/80

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: No
Registered easements: No
Shared driveway: No
Third party loft access: No
Third party drain access: No
Other: No
Parking: Detached Garage, Driveway Private
Solar Panels: No
Water: Mains
Electricity: Mains Supply
Sewerage: Mains
Heating: Gas Mains
Internet connection: Fttp
Internet Speed: up to 5500Mbps
Mobile Coverage: EE - Excellent, 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.

DRAFT DETAILS AWAITING VENDOR APPROVAL