



Cecil Road

Peterborough, PE1 3PU

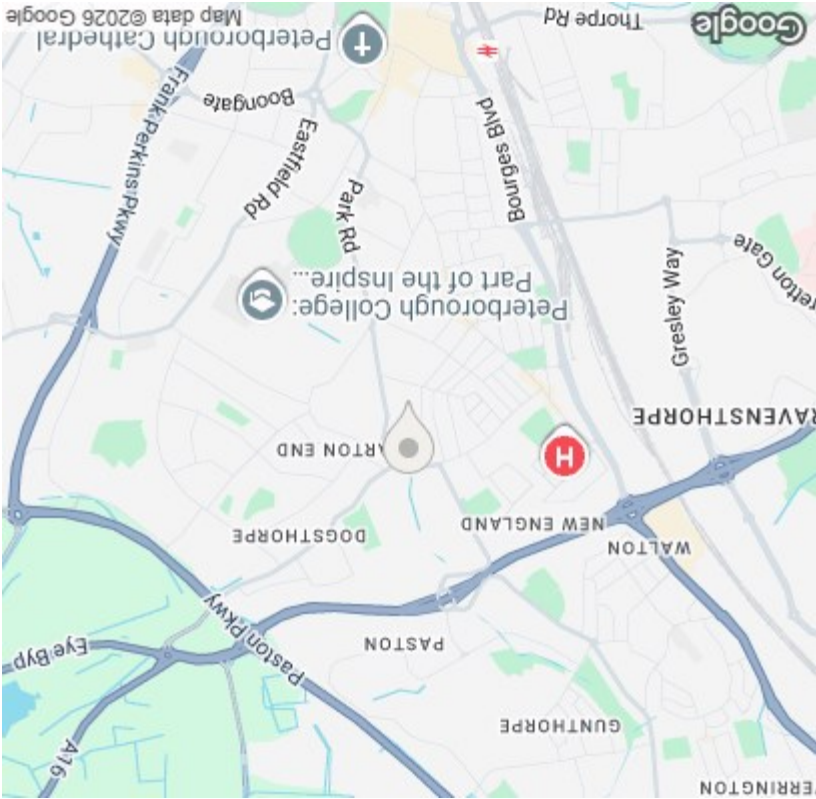
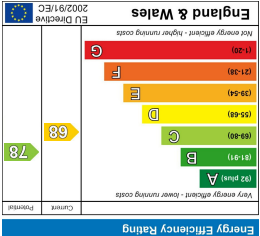
£365,000 - Freehold , Tax Band - C

5 2 2 D

Floor Plan



Energy Efficiency Graph



Area Map

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.

Viewing

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 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 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.

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Offered for sale with No Forward Chain, this substantial five bedroom semi detached family home is situated in a convenient central Peterborough location. Boasting two generous reception rooms, a spacious kitchen/dining room, downstairs shower room, family bathroom, oversized integral garage, private enclosed rear garden and block paved driveway, the property offers versatile accommodation ideal for growing families seeking space and convenience.

Situated in the heart of Peterborough, this spacious five bedroom semi detached home offers generous and flexible accommodation throughout and is available with no forward chain. The property is entered via a welcoming entrance hall with useful under stairs storage cupboard. To the front, a large bay fronted living room provides an excellent space for relaxation, whilst a second substantial reception room offers further versatility as a family room, dining room or additional living area. To the rear, the impressive kitchen/dining room provides ample space for both everyday family life and entertaining guests. A door from the kitchen leads into the oversized integral garage, which offers excellent storage and potential for conversion, subject to the necessary consents, with sufficient space to incorporate a utility area if desired. Completing the ground floor is a practical three piece shower room and access to the rear garden. Upstairs, the property benefits from a double storey extension over the garage, creating five well proportioned bedrooms, offering flexibility for larger families, home working or guest accommodation. The first floor is served by a three piece family bathroom comprising a bath with shower over, wash hand basin and WVC. Outside, the rear garden is privately enclosed by fencing and provides a secure outdoor space for children, pets and entertaining. To the front, a block paved driveway provides off road parking for several vehicles. Conveniently positioned close to the city centre, local schools, amenities and transport links, this impressive home presents an excellent opportunity for families seeking spacious accommodation in a highly accessible location.

Entrance Hall
4.68 x 1.86 (15'4" x 6'1")

Living Room
3.65 x 4.24 (11'11" x 13'10")

Reception Room
6.99 x 3.61 (22'11" x 11'10")

Kitchen Diner
5.95 x 2.49 (19'6" x 8'2")

Hallway
2.88 x 0.90 (9'5" x 2'11")

Shower Room
2.95 x 1.51 (9'8" x 4'11")

Landing
3.14 x 3.05 (10'3" x 10'0")

Master Bedroom
3.59 x 3.88 (11'9" x 12'8")

Bedroom Two
3.85 x 3.64 (12'7" x 11'11")

Bathroom
1.92 x 1.96 (6'3" x 6'5")

Bedroom Three
4.50 x 2.52 (14'9" x 8'3")



Bedroom Four
2.92 x 2.54 (9'6" x 8'3")

Bedroom Five
2.34 x 2.31 (7'8" x 7'6")

Garage
7.59 x 2.54 (24'10" x 8'3")

EPC - D
68/78

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: Yes
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: Garage, Off Street Parking
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.

DRAFT DETAILS AWAITING VENDOR APPROVAL

