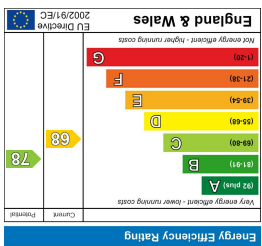
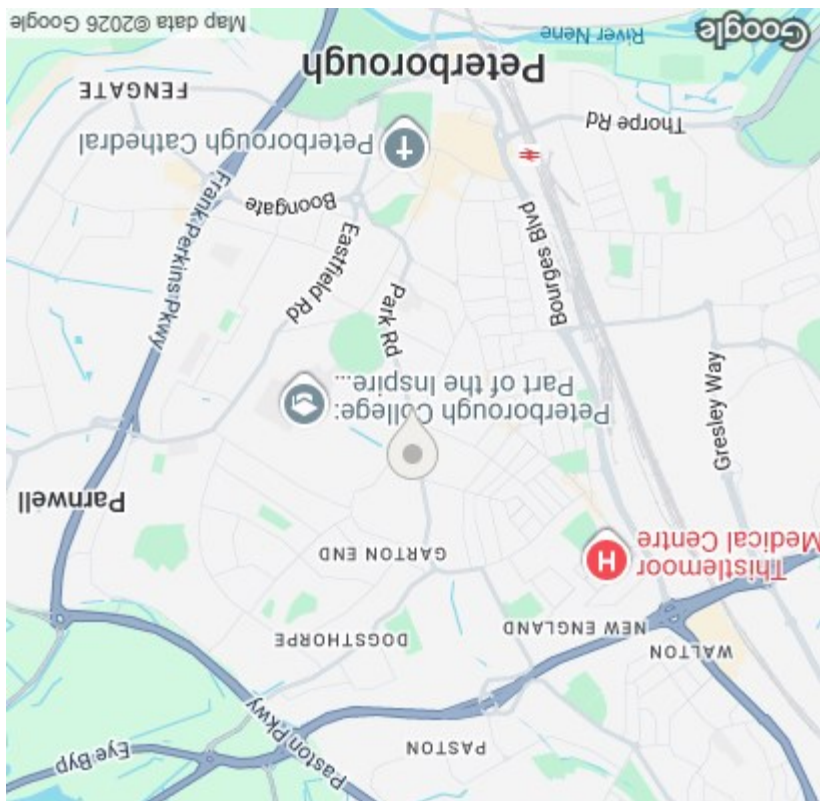


Disclaimer Important Notice: In accordance with the Property Misdescriptions Act (1991) we have prepared these Sales Particulars as a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services of 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.



Energy Efficiency Graph



Area Map



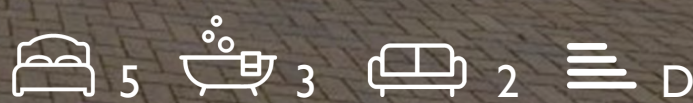
Floor Plan



Park Road

Peterborough, PE1 2UT

£475,000 - Freehold , Tax Band - E



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

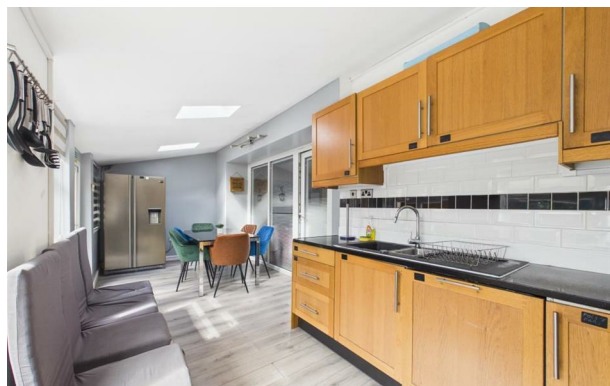
Park Road

Peterborough, PE1 2UT

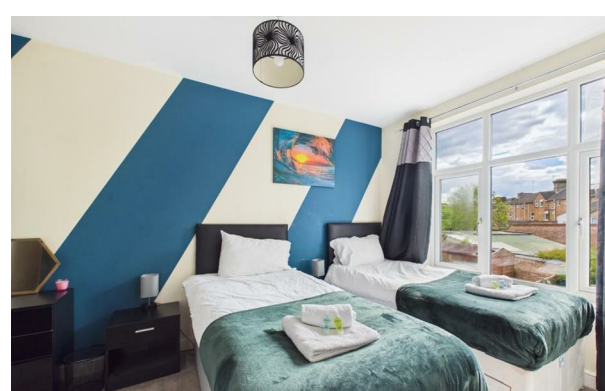
Situated on the highly sought-after Park Road in Peterborough, this substantial detached residence offers an exceptional blend of space, versatility and modern living. Offered for sale with no forward chain and beautifully presented throughout. Boasting generous living accommodation across two floors, ample off-road parking, and a low maintenance rear garden complete with luxury hot tub, this impressive home is perfectly suited to a wide range of buyers.

Offered for sale with no forward chain, this substantial and highly versatile detached residence occupies a sought-after position on Park Road in Peterborough and presents a rare opportunity for buyers seeking either a spacious family home or an established investment property. Beautifully presented to a modern standard throughout, the accommodation begins with an entrance porch leading into a welcoming entrance hall, setting the tone for the generous proportions found throughout the home. To the front of the property sits an elegant reception room with attractive bay window, offering an ideal formal lounge, snug or additional bedroom if desired, while adjacent is a convenient ground floor shower room. The central living room provides an impressive and versatile entertaining space with access through to the rear of the property, where the expansive kitchen diner stretches across the width of the house, creating a superb social hub with ample room for cooking, dining and family gatherings. Off the kitchen is a practical utility room providing additional storage and laundry space, while the ground floor is further enhanced by a fifth bedroom, ideal for guests, multi-generational living or home office use. To the first floor, the landing gives access to four well-proportioned bedrooms, including a generous master bedroom and an exceptionally spacious second bedroom, alongside two further bedrooms which offer flexibility for children, guests or workspace requirements. The upper floor also benefits from both a family bathroom and separate shower room, perfectly suited to larger families or guest accommodation. Externally, the property enjoys ample off-road parking to the front, while to the rear is a low maintenance garden designed for relaxation and entertaining, complete with a luxury hot tub included within the sale. Combining size, versatility, modern presentation and income potential in a highly desirable location, this impressive home offers a unique opportunity for a wide range of purchasers.

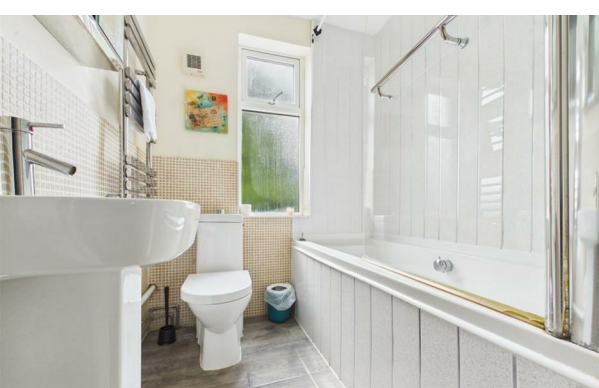
- Entrance Porch**
1.03 x 2.26 (3'4" x 7'4")
- Entrance Hall**
4.85 x 1.03 (15'10" x 3'4")
- Reception Room**
3.87 x 3.28 (12'8" x 10'9")
- Shower Room**
2.01 x 1.51 (6'7" x 4'11")
- Hallway**
1.40 x 2.70 (4'7" x 8'10")
- Living Room**
6.65 x 4.24 (21'9" x 13'10")
- Bedroom Five**
2.32 x 2.44 (7'7" x 8'0")
- Utility Room**
1.50 x 2.42 (4'11" x 7'11")
- Kitchen Diner**
2.68 x 7.14 (8'9" x 23'5")
- Landing**
3.57 x 1.69 (11'8" x 5'6")
- Master Bedroom**
3.86 x 3.33 (12'7" x 10'11")



- Hallway**
1.26 x 2.50 (4'1" x 8'2")
- Bedroom Two**
4.86 x 2.47 (15'11" x 8'1")
- Shower Room**
2.19 x 2.48 (7'2" x 8'1")
- Hallway**
0.81 x 3.68 (2'7" x 12'0")
- Bedroom Three**
4.03 x 2.49 (13'2" x 8'2")
- Bedroom Four**
2.09 x 2.35 (6'10" x 7'8")
- Bathroom**
1.89 x 1.87 (6'2" x 6'1")
- 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: 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: Single Garage, Driveway Private, Off Street
 - Solar Panels: No
 - Water: Mains
 - Electricity: Mains Supply
 - Sewerage: Mains
 - Heating: Gas Mains
 - Internet connection: FttP
 - 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.