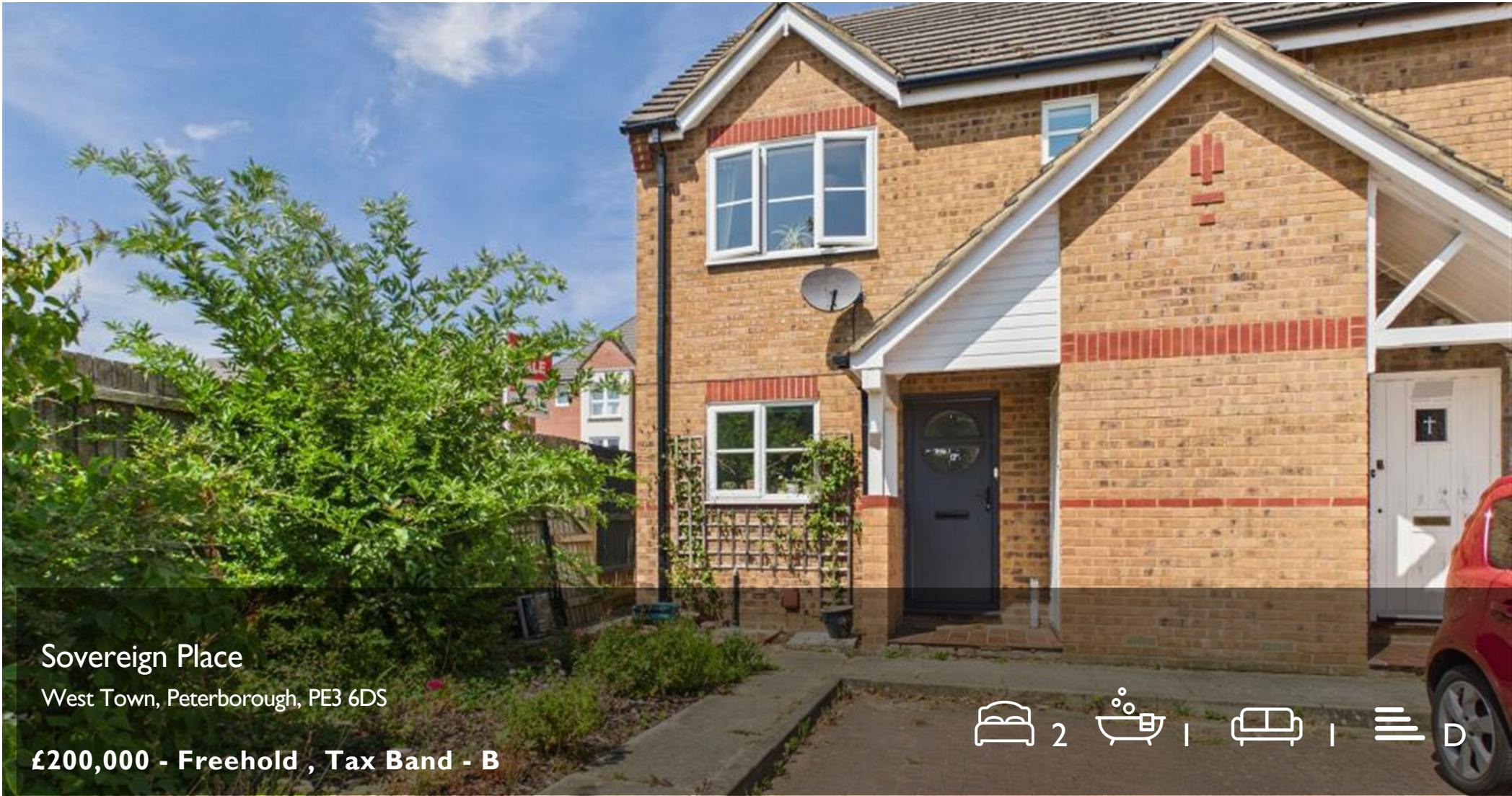




Sovereign Place

West Town, Peterborough, PE3 6DS

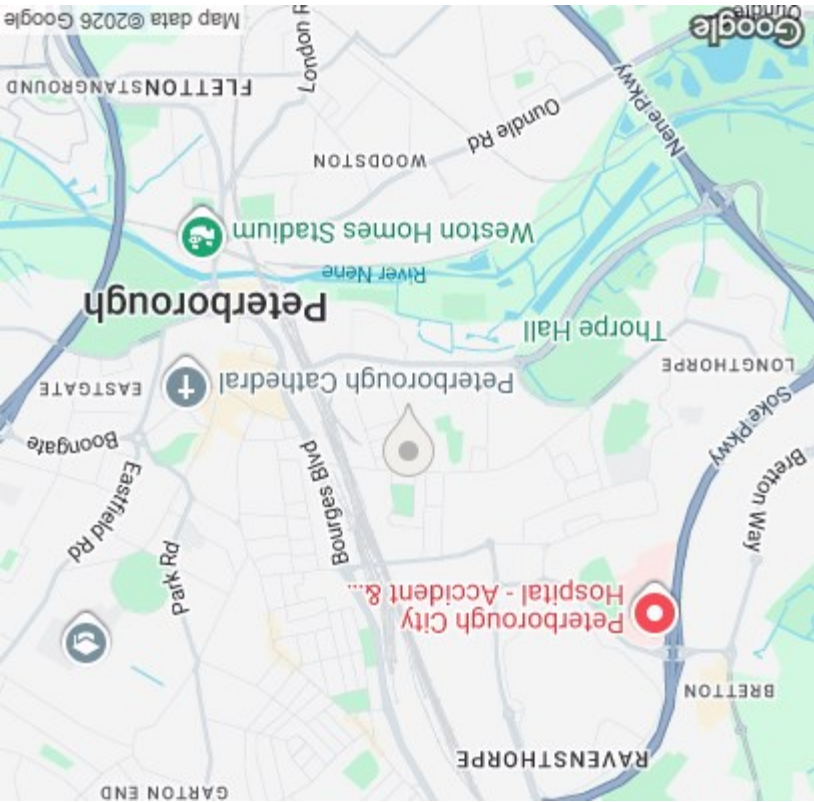
£200,000 - Freehold , Tax Band - B



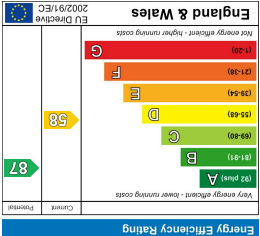
Floor Plan



Area Map



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 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.

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.

Sovereign Place

West Town, Peterborough, PE3 6DS

Situated in a convenient central Peterborough location, this well presented two bedroom end of terrace home offers an excellent opportunity for first time buyers and investors alike. The property benefits from a spacious lounge diner, separate kitchen, two well proportioned bedrooms, a private enclosed rear garden and a driveway with additional guest parking. Ideally located within walking distance of Peterborough Train Station and a range of local amenities, this freehold property also benefits from an all electric heating system with no gas supply.

The property is entered via a welcoming entrance hall which provides access to the ground floor accommodation and staircase to the first floor. The separate kitchen is fitted with a range of base and wall units, offering ample storage and preparation space, while the generous lounge diner provides an excellent space for relaxing or entertaining. French doors open directly onto the private enclosed rear garden, allowing plenty of natural light to fill the room and creating a seamless connection between the indoor and outdoor living space. To the first floor, the landing leads to two well proportioned double bedrooms, both offering comfortable accommodation. The family bathroom is fitted with a three piece suite and serves both bedrooms.

Externally, the property enjoys a private enclosed rear garden, providing the perfect space for outdoor dining or enjoying the warmer months. To the front, there is a private driveway providing off road parking, with additional guest parking available nearby. Located within easy walking distance of Peterborough Train Station, the city centre and a wide range of local amenities, this freehold home offers an ideal combination of convenience and practicality. With its all electric system, no gas supply and excellent transport links, this is a fantastic opportunity for those looking to step onto the property ladder or expand their investment portfolio.

Entrance Hall
1.55 x 3.12 (5'1" x 10'2")

Kitchen
2.23 x 3.12 (7'3" x 10'2")

Lounge Diner
4.65 x 3.31 (15'3" x 10'10")

Landing
2.09 x 1.58 (6'10" x 5'2")

Master Bedroom
3.65 x 2.97 (11'1" x 9'8")

Bathroom
2.10 x 1.85 (6'10" x 6'0")

Bedroom Two
2.48 x 3.54 (8'1" x 11'7")

Garden Terrace
5.18 x 3.78 (16'11" x 12'4")

EPC - D
58/87

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: Yes
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: Communal Car Park No Allocated Space, Driveway Private
Solar Panels: No
Water: Mains
Electricity: Mains Supply
Sewerage: Mains
Heating: Electric Mains, Electric Room Heaters, Night Storage Heaters
Internet connection: Cable
Internet Speed: up to 1800Mbps
Mobile Coverage: EE - Great, O2 - Great, Three - Great, 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.