



All Saints Road
PETERBOROUGH, PE1 2QT

Guide Price £280,000 - Freehold , Tax Band - C



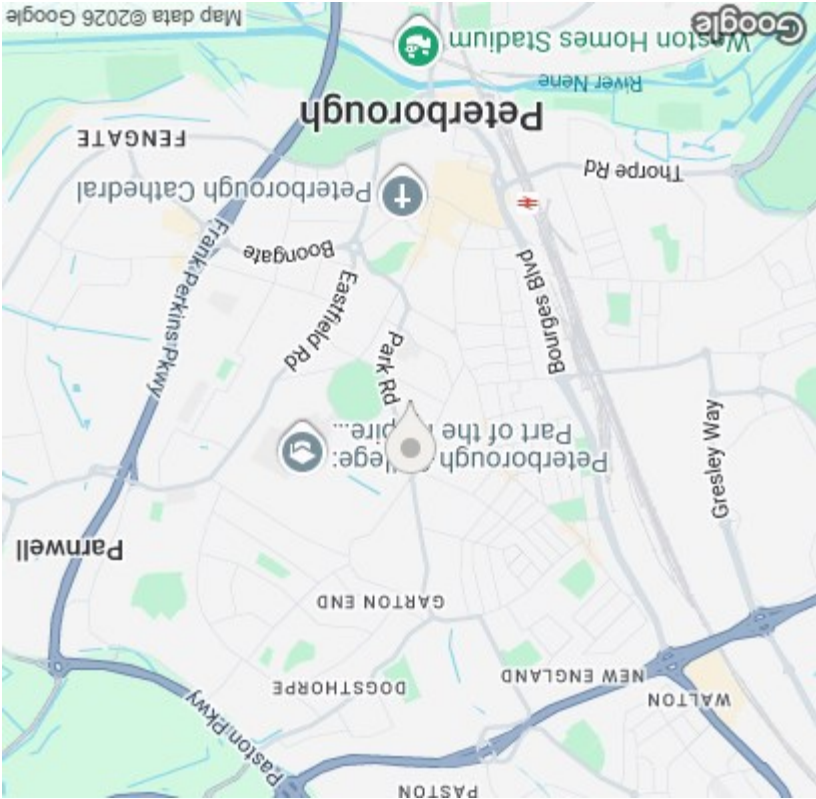
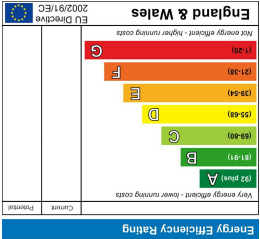
Floor Plan



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



Area Map

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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Guide Price £280,000 - £290,000

Nestled on the highly sought after All Saints Road in the Cathedral City of Peterborough, this beautifully refurbished period home offers versatile, high quality living accommodation throughout, having undergone a vast scheme of maintenance and improvement during its current ownership. Boasting an impressive extended kitchen diner, flexible ground floor living space with the option of additional bedrooms, a newly fitted jack and jill en suite shower room, and a beautifully maintained mature garden enjoying great privacy, this exceptional home is offered for sale with no forward chain, making it a must view for buyers seeking a truly move in ready property in a wonderfully established location.

Stepping through the front door, you are welcomed into a bright entrance hallway that sets the tone for the exceptional standard of accommodation found throughout this beautifully refurbished period home on the highly sought after All Saints Road, within Peterborough's historic Cathedral City. From here, the hallway flows through to a versatile reception room currently arranged as a lounge, offering a wonderfully flexible layout that lends itself perfectly to use as a ground floor bedroom, ideal for multi-generational living or those seeking single storey accommodation. Continuing through, a stylish shower room sits conveniently alongside, forming part of a thoughtfully designed jack and jill en suite arrangement that has been newly fitted to an excellent specification, seamlessly serving both the adjacent living space and beyond. The generous living room provides a further wonderfully sociable space, again benefitting from the home's completely versatile layout with the option to configure ground floor bedrooms to suit a variety of lifestyles and needs. A handy WVC and utility room offers valuable practicality for day to day family life, while the true showstopper of the home is undoubtedly the impressive kitchen diner, extended to create a fabulous open and airy space, flooded with natural light via striking Velux windows and fitted with high specification units throughout, making it a superb hub for cooking, dining and entertaining alike. Upstairs, the first floor continues to impress with a light and welcoming landing leading to a well proportioned master bedroom, a further two comfortable bedrooms, and a stylish family bathroom, all finished to the same exacting standard found throughout the rest of the property. Outside, the home benefits from a beautifully maintained mature garden, offering excellent privacy and a lovely private retreat for outdoor relaxation and entertaining. Throughout its current period of ownership, this fantastic home has undergone a vast scheme of maintenance and improvement, and further benefits from gas central heating, ensuring comfort throughout the seasons. Offered for sale with no forward chain, this exceptional property presents a rare opportunity to acquire a truly move in ready home in one of Peterborough's most desirable and established locations.

- Entrance Hall
10.40 x 0.89 (34'1" x 2'11")
- Lounge
3.57 x 3.02 (11'8" x 9'10")
- Shower Room
2.25 x 2.13 (7'4" x 6'11")
- Living Room
3.92 x 3.29 (12'10" x 10'9")
- WC/Utility Room
2.15 x 1.70 (7'0" x 5'6")
- Kitchen Diner
7.33 x 2.71 (24'0" x 8'10")
- Landing
1.81 x 4.30 (5'11" x 14'1")



- Master Bedroom
3.94 x 4.30 (12'11" x 14'1")
- Bedroom Two
3.07 x 3.34 (10'0" x 10'11")
- Hallway
3.36 x 0.83 (11'0" x 2'8")
- Bathroom
2.54 x 1.78 (8'3" x 5'10")
- Bedroom Three
2.94 x 2.75 (9'7" x 9'0")
- EPC - D
55/77
- 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: Street Parking - Permit Required
- 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.