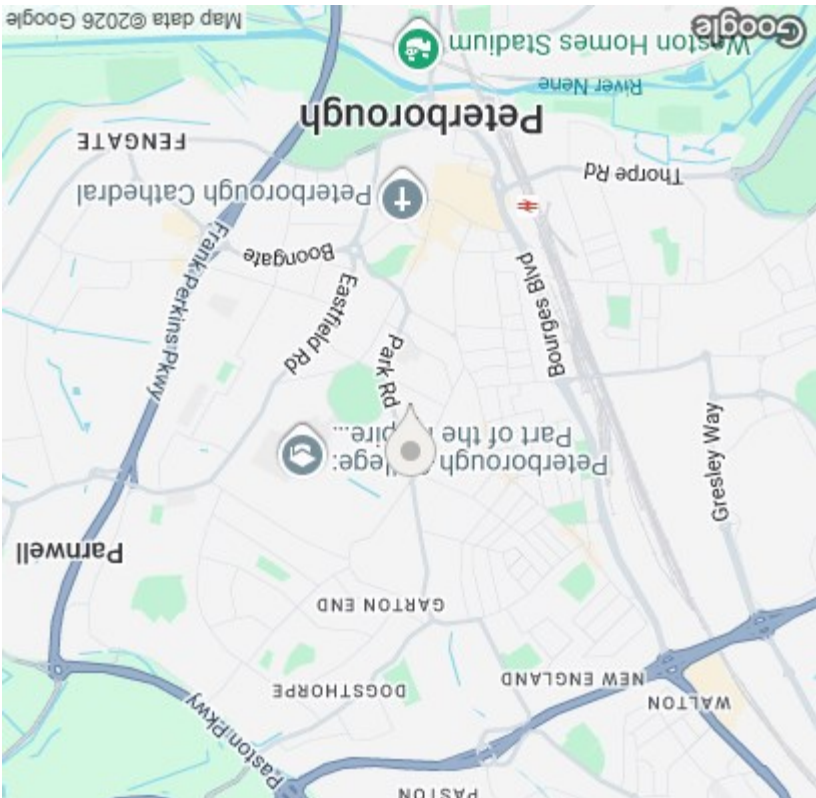


Please contact our City & County Estate Agents - Peterborough Office on 01733 563965 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



Floor Plan



All Saints Road

PETERBOROUGH, PE1 2QT

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")

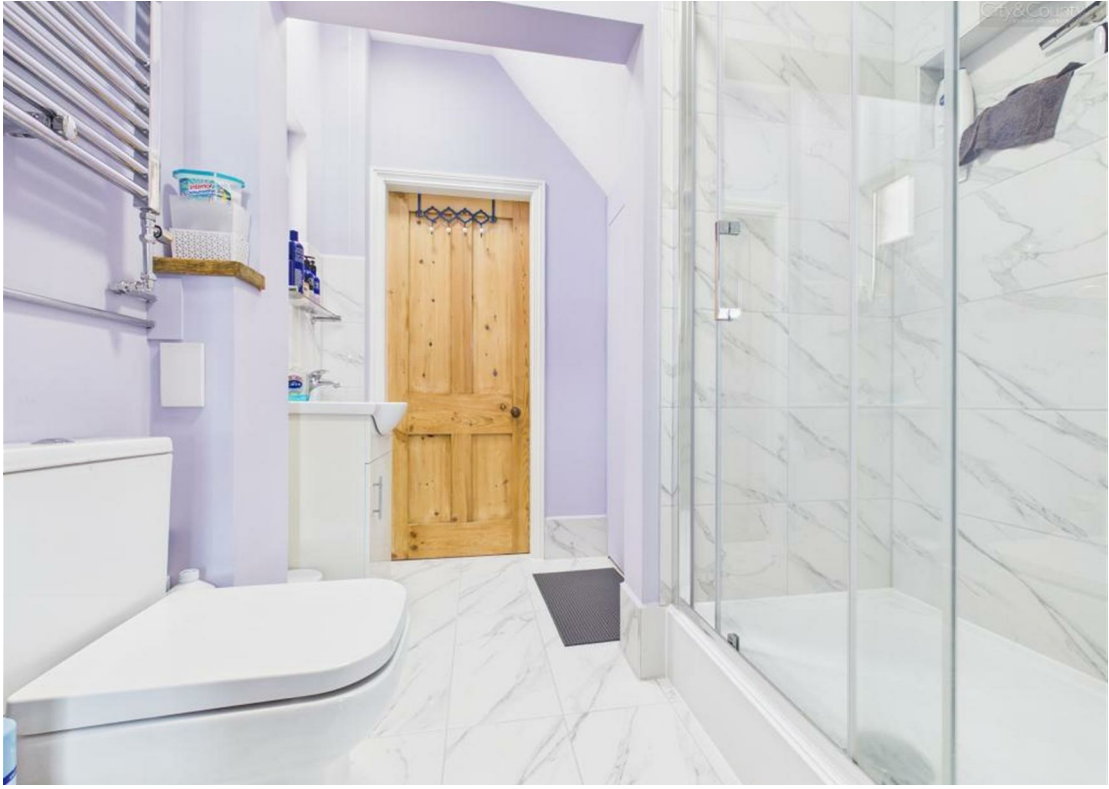
Shower Room
2.25 x 2.13 (7'4" x 6'11")

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")

Bedroom Three
2.94 x 2.75 (9'7" x 9'0")

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.

DRAFT DETAILS Awaiting Vendor Approval