



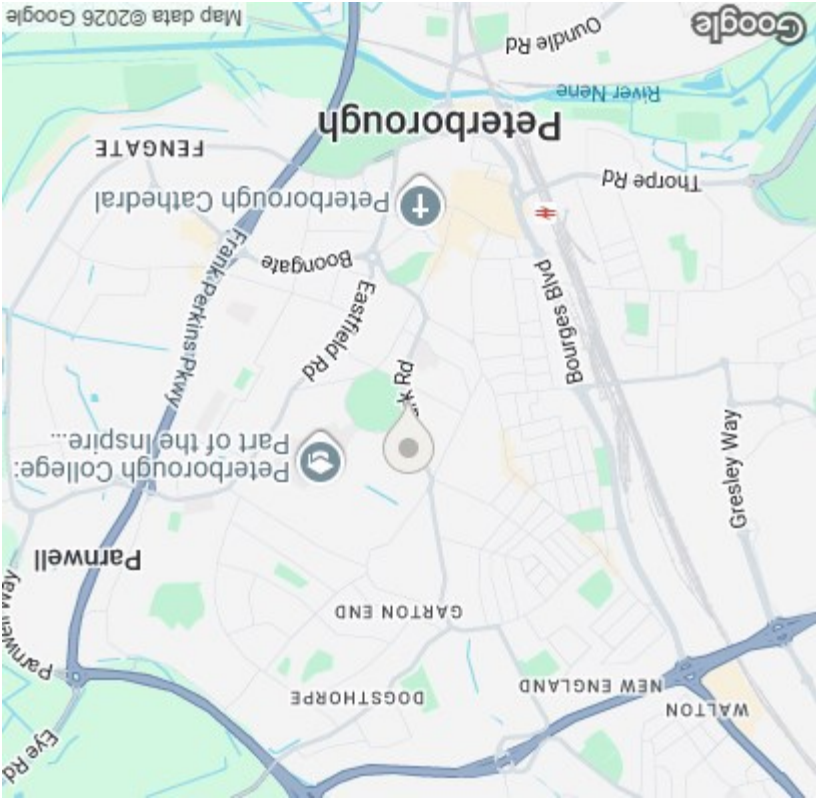
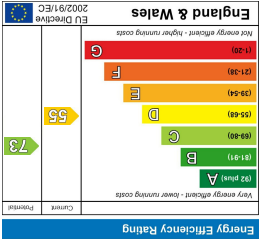
Floor Plan



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



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.

All Saints Road
Peterborough, PE1 2QT

*** £330,000 - £350,000 Guide Price ***

City and County are excited to market this spacious, FOUR BEDROOMED, bay fronted CHARACTER HOME of unique and authentic charm, maintaining the majority of its original features: sash windows, Minton tiled flooring, feature fireplaces, pictures rails and decorative ceiling roses to name a few. Situated in the City Centre of Peterborough and near to a large Victorian park, this home would be ideal for a growing family, or commuters to London. Amenities are in the direct vicinity of the property, including local schools, bus routes, and transport links.

The property briefly comprises downstairs, a large entrance hall with original Minton flooring, two large reception rooms with beautiful original feature fireplaces. Under stairs storage space, separate storage room, and stairs leading to the first floor. Furthermore, there is an additional dining room, which is open plan with the kitchen, fitted with a range of matching base and eye level units, space for a fridge/freezer, built in four-ring gas hob with extractor hood over, gas oven, and a Belfast sink. To the rear of the kitchen, there is a utility room with space for a washing machine and tumble dryer, and access through to the downstairs three-piece shower room comprising a shower, wash hand basin, and WVC. Upstairs, there are four bedrooms and a spacious family bathroom, comprising a three piece suite. The loft is very spacious. To the front of the property there is an enclosed front courtyard with a footpath leading to the front door. Residents' and Visitors' permit parking to the front, and beautiful views of All Saints Church. To the rear of the property, there is an enclosed garden with wood panelled fencing to the sides and listed brick wall. The garden is established with shrubs and beds for planting. There is a paved area for outdoor dining and an area laid to lawn. There is the added benefit of a detached brick built shed/workshop. Please call to arrange your viewing.

Entrance Hall
1.96 x 3.65 (6'5" x 11'11")

Entrance Hall
10.85 x 0.98 (35'7" x 3'2")

Living Room
4.96 x 3.50 (16'3" x 11'5")

Living Room
3.93 x 3.52 (12'10" x 11'6")

Storage Room
1.85 x 1.65 (6'0" x 5'4")

Kitchen Diner
5.93 x 2.74 (19'5" x 8'11")

Utility Room
2.38 x 0.91 (7'9" x 2'11")

Bathroom
2.36 x 1.76 (7'8" x 5'9")

Landing
1.85 x 1.09 (6'0" x 3'6")

Landing
1.82 x 2.05 (5'11" x 6'8")

Master Bedroom
3.94 x 4.62 (12'11" x 15'1")

Hallway
12.82 x 0.98 (42'0" x 3'2")



Bedroom Two
3.94 x 3.52 (12'11" x 11'6")

Bedroom Three
3.43 x 2.74 (11'3" x 8'11")

Bathroom
3.75 x 1.76 (12'3" x 5'9")

Bedroom Four
2.85 x 1.81 (9'4" x 5'11")

EPC - D
55/73

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: Yes
Lease restrictions (answer yes if there are restrictions, eg does not allow pets): No
Listed building: No
Permitted development: Yes
Holiday home rental: Not Known
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, Open Fire
Internet connection: Cable
Internet Speed: TBC
Mobile Coverage: TBC

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.

