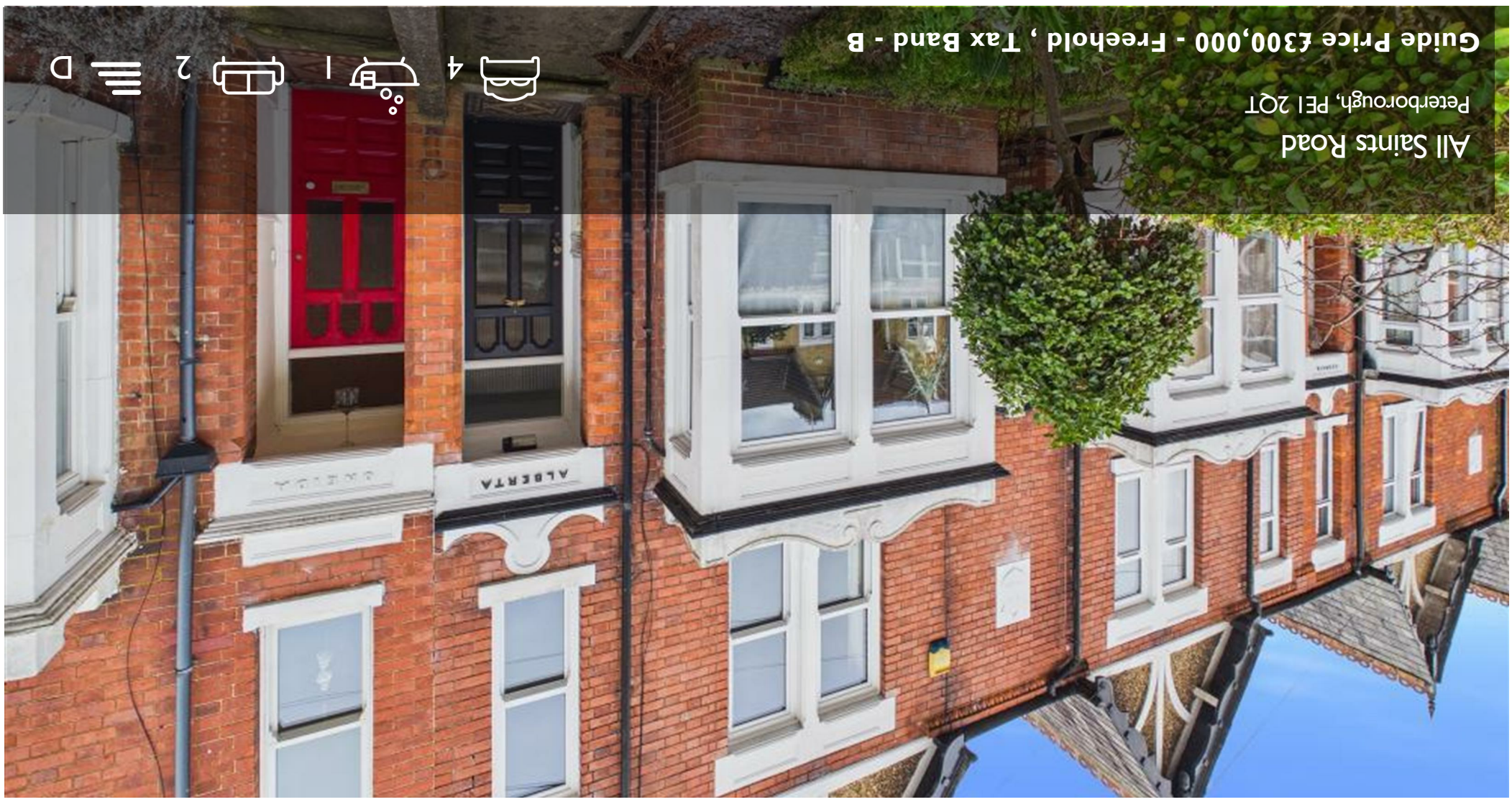


All Saints Road

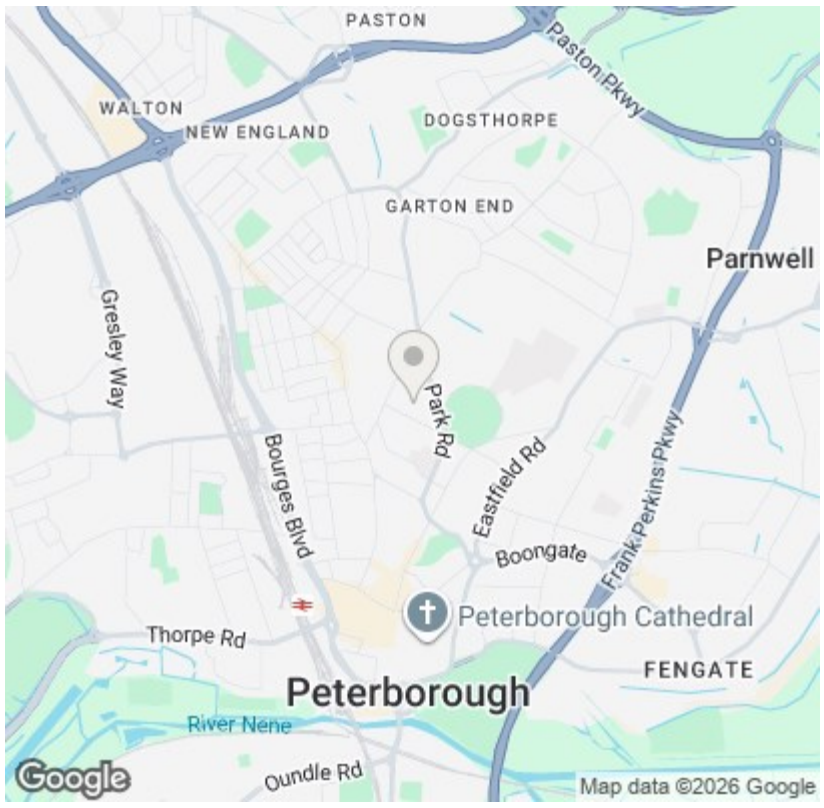
Peterborough, PE1 2QT

Guide Price £300,000 - Freehold , Tax Band - B

4 | 1 | 2 | D

Floor Plan

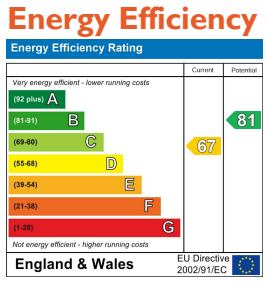
Area Map



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 guarantee. 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 licencing 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

Guide Price £300,000-£325,000
A beautifully presented four bedroom character townhouse set on All Saints Road, offering generous and versatile accommodation arranged over two floors. Blending period charm with modern living, this impressive home features two spacious reception rooms, an open plan living kitchen dining room, a private enclosed rear garden with entertaining area, and a re-fitted family bathroom. Ideally positioned in central Peterborough within walking distance of the train station, this property also benefits from on street permit parking.

This attractive period townhouse offers an exceptional balance of character features and contemporary comfort, creating a warm and inviting family home in a prime central location. The ground floor accommodation begins with a welcoming entrance hall leading through to a generous living room positioned to the front aspect, featuring excellent ceiling height and character detailing. A second substantial reception room sits centrally within the home, providing a versatile space ideal as a formal dining room, family room or additional lounge. To the rear, the property opens into an impressive open plan kitchen dining room, thoughtfully arranged to create a sociable and functional hub of the home. With ample work surfaces and space for dining and entertaining, this room enjoys direct access to the rear garden, making it perfect for hosting. A convenient downstairs WC and separate utility room add further practicality to the ground floor layout. Upstairs, the first floor landing gives access to four well proportioned bedrooms. The master bedroom is a particularly generous double room, complemented by two further good sized bedrooms and a fourth bedroom ideal as a nursery, guest room or home office. The accommodation is served by a stylish re-fitted family bathroom. Externally, the property boasts a private enclosed rear garden designed with entertaining in mind, offering a low maintenance outdoor space ideal for summer gatherings and relaxing evenings.
Situated in a sought after central Peterborough location, All Saints Road is within easy walking distance of the city centre and train station, making it ideal for commuters. On street permit parking is available. A superb opportunity to acquire a spacious and characterful four bedroom home in a highly convenient location.

Entrance Hall
0.81 x 7.96 (2'7" x 26'1")

Living Room
3.23 x 4.50 (10'7" x 14'9")

Reception Room
3.39 x 4.02 (11'1" x 13'2")

WC/Utility Room
1.25 x 1.29 (4'1" x 4'2")

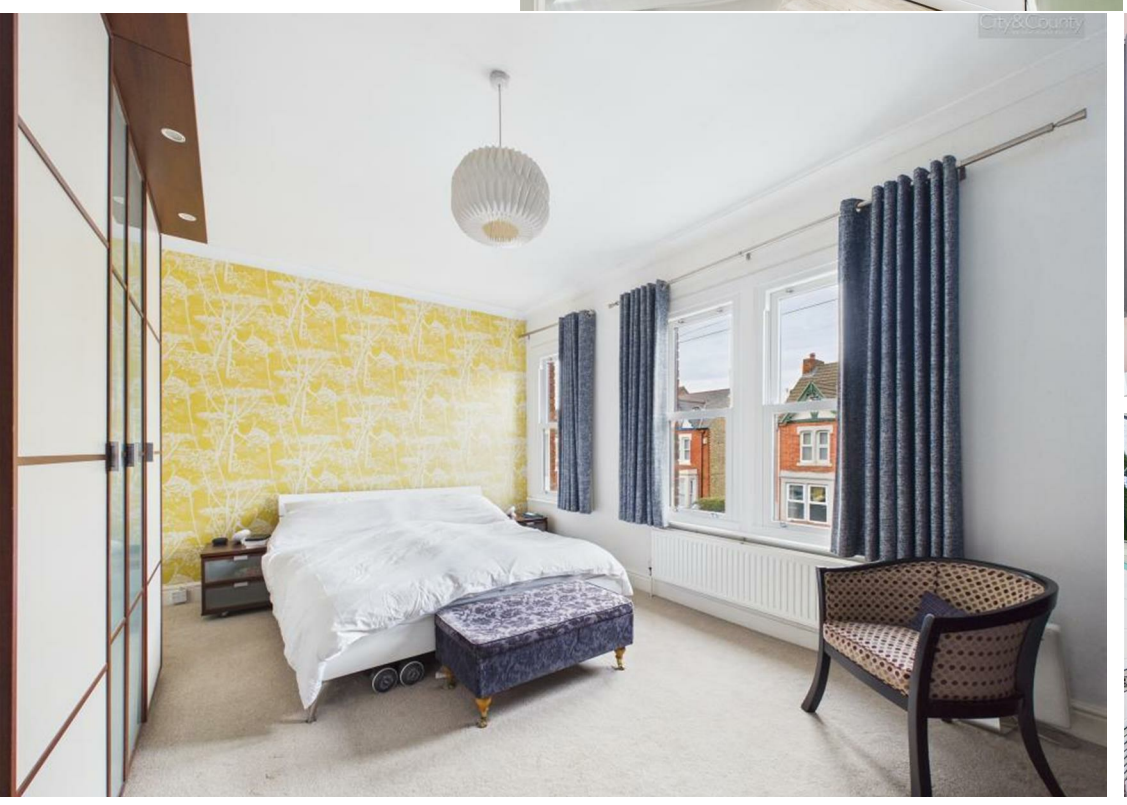
Kitchen Diner
2.89 x 7.57 (9'5" x 24'10")

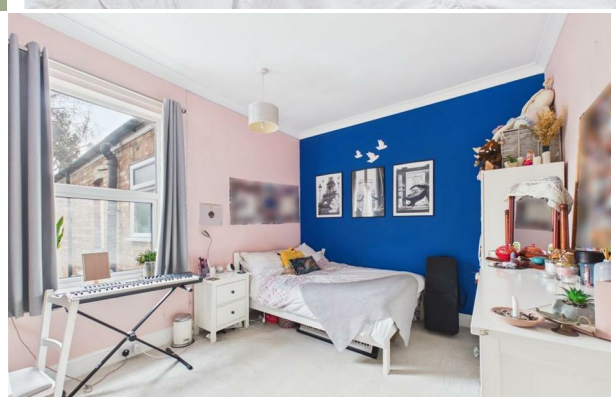
Landing
4.09 x 1.82 (13'5" x 5'11")

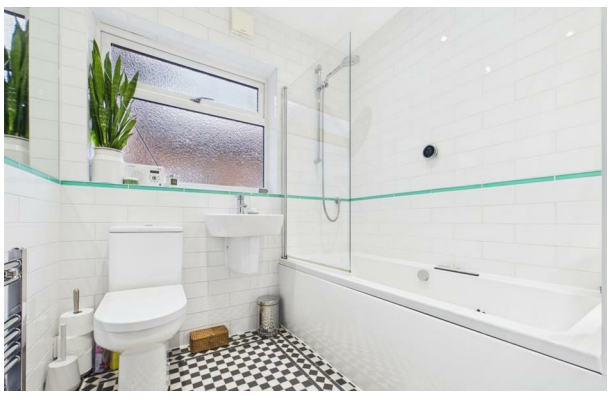
Master Bedroom
4.91 x 3.76 (16'1" x 12'4")

Bedroom Two
3.93 x 3.12 (12'10" x 10'2")

Hallway
0.84 x 8.10 (2'9" x 26'6")







Bathroom
1.88 x 2.09 (6'2" x 6'10")

Bedroom Three
2.83 x 4.00 (9'3" x 13'1")

Bedroom Four
1.87 x 2.63 (6'1" x 8'7")

EPC - D
67/81

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: 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