

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 of 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.

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.

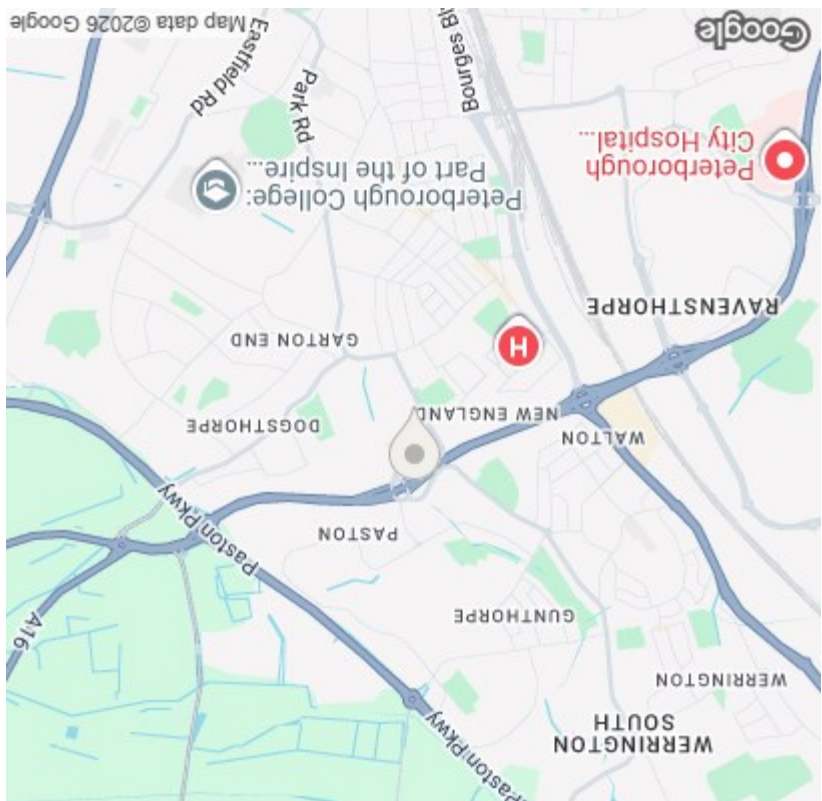
Viewing

| Energy Efficiency Rating | |
|--------------------------|-----------|
| Current | Minimum |
| A (79-91) | A (79-91) |
| B (69-78) | B (69-78) |
| C (54-68) | C (54-68) |
| D (39-53) | D (39-53) |
| E (29-38) | E (29-38) |
| F (13-28) | F (13-28) |
| G (1-12) | G (1-12) |

Any energy efficient lower rating costs
Any energy efficient higher rating costs

EU Directive 2002/91/EC
England & Wales

Energy Efficiency Graph



Area Map

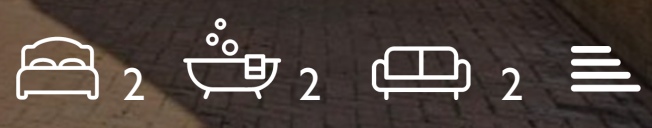


Floor Plan



Fulbridge Road
Peterborough, PE1 3LB

£280,000 - Freehold , Tax Band - B



Fulbridge Road

Peterborough, PE1 3LB

A charming two bedroom detached character home situated on the ever popular Fulbridge Road, offering an abundance of character, generous living accommodation and excellent potential to extend, subject to the necessary planning permissions. Featuring two spacious reception rooms, a beautifully appointed kitchen with solid oak worktops and breakfast bar, utility room, ground floor shower room, two double bedrooms and a family bathroom. Outside boasts ample off road parking, a substantial detached garage and workshop, car port and a private enclosed rear garden. Rich in original period features and benefiting from new windows and front door installed in August 2025, annual boiler servicing and CityFibre full fibre broadband, this wonderful home is ideally located close to local amenities, schools and transport links.

Nestled along the ever popular Fulbridge Road, this charming two bedroom detached character home offers an excellent opportunity for buyers seeking a property full of original character with generous outside space and fantastic scope to further enhance and extend, subject to the necessary planning permissions. Retaining a wealth of period features including original internal doors, wooden flooring and attractive fireplace surrounds, the property combines timeless charm with practical modern improvements, including a new front door and windows installed in August 2025, an annually serviced boiler and CityFibre full fibre broadband connection.

The accommodation begins with an entrance hall which leads directly into the welcoming living room, a bright and inviting space enhanced by a beautiful bay window. An inner hall connects the living room with the dining room and provides access to the first floor staircase. The spacious dining room offers an excellent setting for family meals and entertaining and flows seamlessly into the well appointed kitchen, which features solid oak worktops, a breakfast bar and an excellent range of storage and preparation space. The dining room also provides access to the useful utility room, which in turn leads to the ground floor shower room and provides access to the rear of the property and covered car port.

Upstairs, the landing provides access to two generously sized double bedrooms along with the family bathroom, creating comfortable accommodation ideally suited to a range of buyers.

Externally, the property continues to impress with a block paved driveway providing ample off road parking, leading to a substantial covered car port and a detached garage with adjoining workshop. Offering approximately 292 sq ft of additional internal space, this versatile building is ideal for storage, hobbies, a workshop, home gym or even a home business, subject to any necessary permissions. The private enclosed rear garden provides a wonderful space for outdoor entertaining, relaxing and gardening.

The house itself provides approximately 847 sq ft of accommodation, with the detached garage and workshop increasing the total usable internal space to over 1,130 sq ft. Offering character, practicality and exceptional future potential in a highly regarded location close to a wide range of local amenities, schools and transport links, this is a fantastic opportunity to acquire a home that can be enjoyed for many years to come.

- Entrance Hall**
1.98 x 1.03 (6'5" x 3'4")
- Living Room**
4.17 x 3.26 (13'8" x 10'8")
- Dining Room**
3.31 x 4.16 (10'10" x 13'7")
- Kitchen**
4.23 x 2.65 (13'10" x 8'8")



- Utility Room**
2.46 x 1.59 (8'0" x 5'2")
- Shower Room**
1.78 x 1.60 (5'10" x 5'2")
- Landing**
1.67 x 1.66 (5'5" x 5'5")
- Master Bedroom**
3.64 x 3.26 (11'11" x 10'8")
- Bathroom**
1.67 x 1.73 (5'5" x 5'8")
- Bedroom Two**
2.49 x 4.46 (8'2" x 14'7")
- Garage**
4.76 x 3.24 (15'7" x 10'7")
- Workshop**
3.56 x 3.29 (11'8" x 10'9")

EPC - Awaiting
Tenure - Freehold

IMPORTANT LEGAL INFORMATION
Construction: Standard
Accessibility / Adaptations: None
Building safety: Yes - Sheet Asbestos partial roof on garage - stable/in good condition
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: Not Known
Holiday home rental: No
Restrictive covenant: No
Business from property NOT allowed: No
Property subletting: No
Tree preservation order: No
Other: Not Known
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: Not Known
Parking: Driveway Private, Garage Detached, Garage Carport, Off Street Parking
Solar Panels: No
Water: Mains
Electricity: Mains Supply
Sewerage: Mains
Heating: Gas Mains
Internet connection: Cable
Internet Speed: up to 5500Mbps
Mobile Coverage: EE - Great, O2 - Excellent, 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.

