

Floor Plan



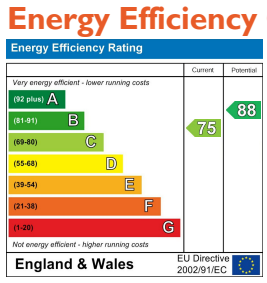
Area Map



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.

White Cross

Ravensthorpe, Peterborough, PE3 7LP

A spacious and well-presented mid-terraced house situated on White Cross in the ever-popular Ravensthorpe area of Peterborough, offered for sale with no forward chain. Boasting a modern kitchen, two recently fitted bathrooms, and a host of quality upgrades throughout, this versatile home is ideally suited to families and investors alike, with notable HMO potential thanks to its excellent standard of finish and compliance.

Situated on White Cross in the popular area of Ravensthorpe, Peterborough, this spacious and well-presented mid-terraced house offers an excellent opportunity for buyers seeking a home that combines comfort, style, and versatility, and it is offered for sale with the added benefit of no forward chain, allowing for a smooth and straightforward purchase. Arranged over two floors, the ground floor welcomes you into a bright entrance hall, which leads through to a generously proportioned living room, perfect for relaxing or entertaining, while the modern kitchen diner provides a stylish and functional space for cooking and dining, complete with contemporary fittings and ample room for family life. A convenient shower room completes the ground floor accommodation, ideal for busy households or guests. Upstairs, the property continues to impress with three well-sized bedrooms, including a generous master bedroom, alongside a further recently fitted bathroom and a separate WC, both finished to a high standard, while a landing area provides useful additional space and access to all rooms. Throughout the home, comfort and efficiency have been carefully considered, with gas central heating supplied via a modern combi boiler ensuring warmth throughout the colder months, complemented by newly fitted premium double glazed windows and patio doors that enhance both energy efficiency and natural light. Security has also been thoughtfully addressed with a high security composite front door, giving peace of mind to any homeowner. Notably, all gas and electrical installations meet current regulations required for rental properties, and the inclusion of internal fire doors and hard-wired smoke alarms throughout means this home also presents strong HMO potential, making it an attractive proposition for investors as well as owner-occupiers. Externally, the property benefits from a low maintenance rear garden, offering a private outdoor space with minimal upkeep, while a communal parking area accessible via the back gate provides practical and convenient parking for residents. Altogether, this thoughtfully updated and versatile home represents a fantastic opportunity in a sought-after Peterborough location, whether you are looking for a comfortable family residence or a promising investment with income potential.

Entrance Hall
2.82 x 2.28 (9'3" x 7'5")

Living Room
4.49 x 3.08 (14'8" x 10'1")

Kitchen Diner
2.46 x 5.46 (8'0" x 17'10")

Shower Room
1.49 x 2.24 (4'10" x 7'4")

Landing
5.00 x 1.78 (16'4" x 5'10")

Master Bedroom
3.39 x 3.63 (11'1" x 11'10")

Bathroom
1.46 x 1.81 (4'9" x 5'11")

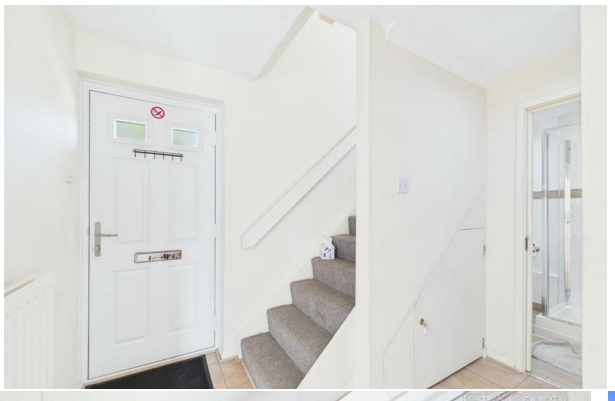


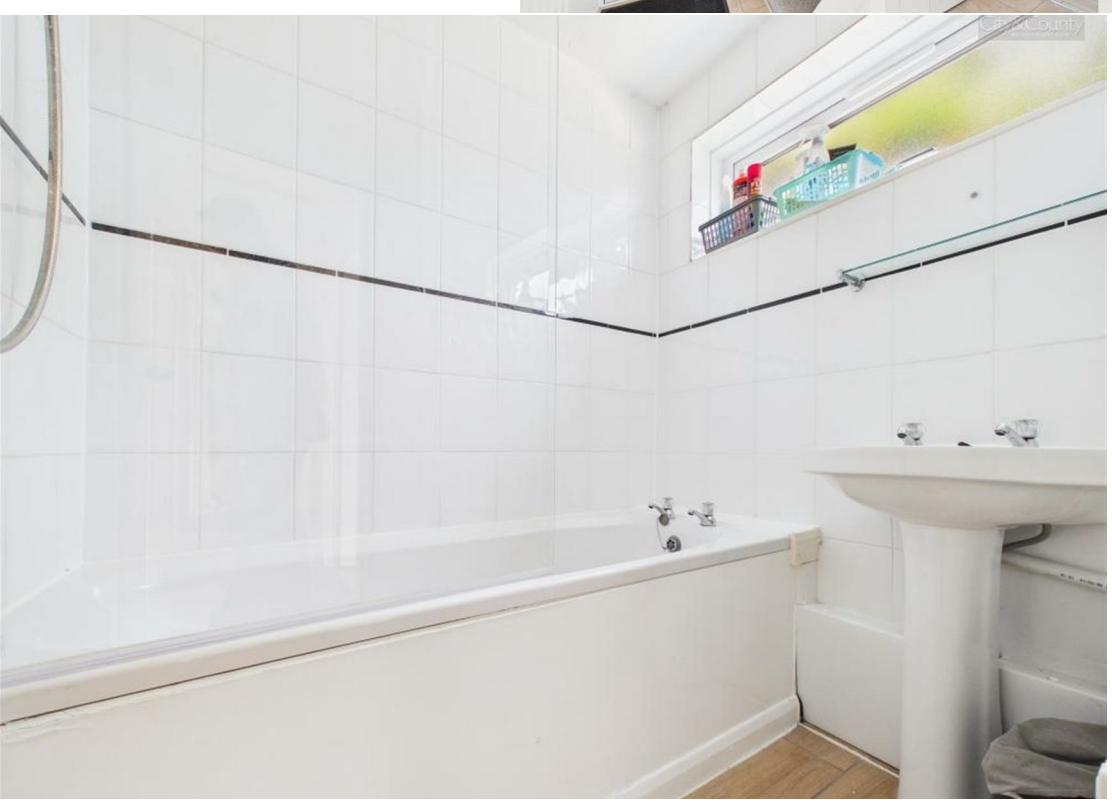
















WC
1.57 x 0.86 (5'1" x 2'9")

Bedroom Two
1.80 x 3.64 (5'10" x 11'11")

Bedroom Three
1.75 x 3.61 (5'8" x 11'10")

EPC - C
75/88

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: Communal Car Park No Allocated Space
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 - Excellent, Three - Great, Vodafone - Excellent

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.