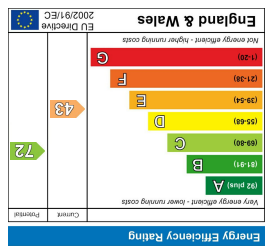


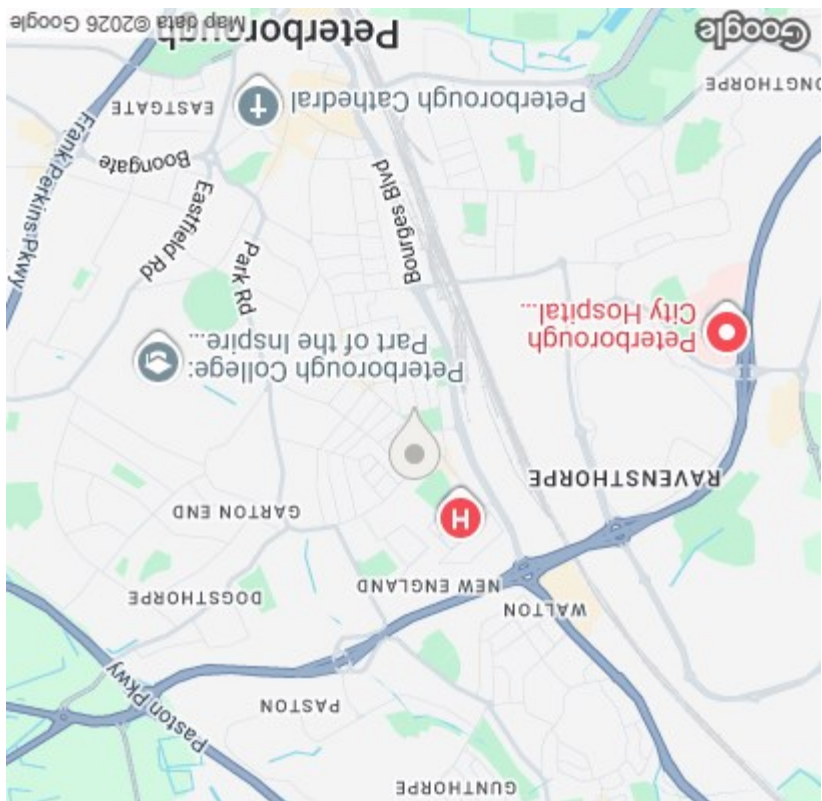
Disclaimer Important Notice: In accordance with the Property Misdescriptions Act (1991) we have prepared these Sales Particulars as a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey 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 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



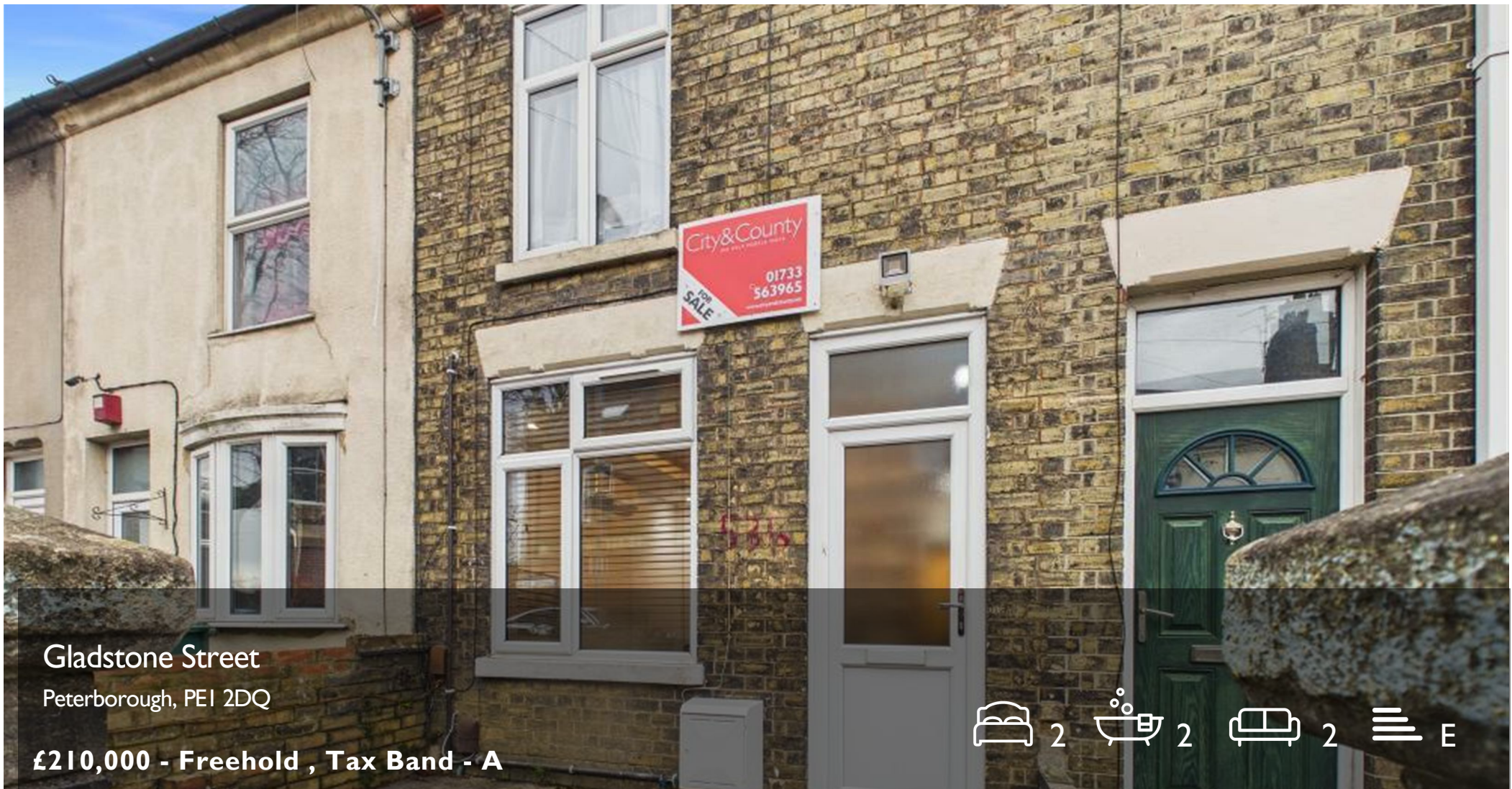
Energy Efficiency Graph



Area Map

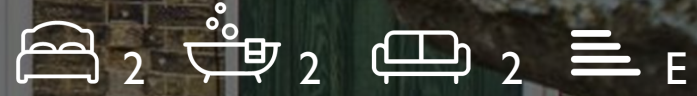


Floor Plan



Gladstone Street
Peterborough, PE1 2DQ

£210,000 - Freehold , Tax Band - A



Gladstone Street

Peterborough, PE1 2DQ

A beautifully modernised two bedroom terraced home with a loft conversion, offering versatile living across three floors. Situated within walking distance of Peterborough Station and the city centre, this well presented property features two reception rooms, two bathrooms, and a private courtyard garden. Offered to the market with no forward chain.

This stylish and well maintained terraced home has been thoughtfully updated throughout, creating a modern and inviting space ideal for both homeowners and investors alike. The ground floor offers a comfortable living room to the front, leading through to a separate dining room which provides an excellent space for entertaining. To the rear, the contemporary kitchen is well laid out with ample worktop and storage space, with access through to a ground floor family bathroom. Upstairs, the first floor comprises two well proportioned bedrooms, including a generous master bedroom, along with a modern shower room adding convenience for family living or guests. Stairs lead to the loft conversion on the second floor, offering a versatile additional room which could be used as a home office, guest space, or hobby room. Externally, the property benefits from a low maintenance courtyard garden, perfect for outdoor seating. On street parking is available to the front. Ideally located within easy reach of Peterborough Station and the city centre, this property combines convenience with quality, making it a fantastic opportunity offered with no forward chain.

Living Room
3.68 x 3.50 (12'0" x 11'5")

Hallway
0.83 x 0.90 (2'8" x 2'11")

Dining Room
3.63 x 3.63 (11'10" x 11'10")

Kitchen
3.68 x 3.02 (12'0" x 9'10")

Bathroom
2.02 x 2.92 (6'7" x 9'6")

Hallway
2.08 x 0.62 (6'9" x 2'0")

Master Bedroom
3.65 x 3.68 (11'11" x 12'0")

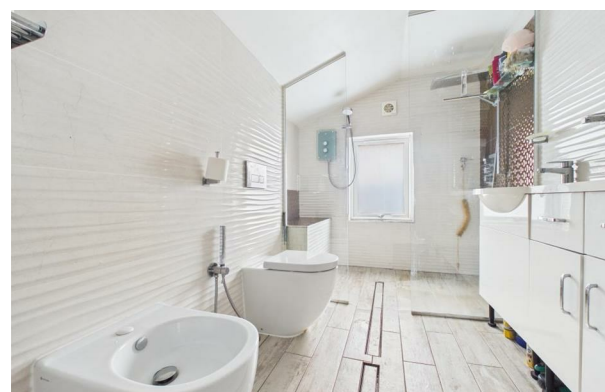
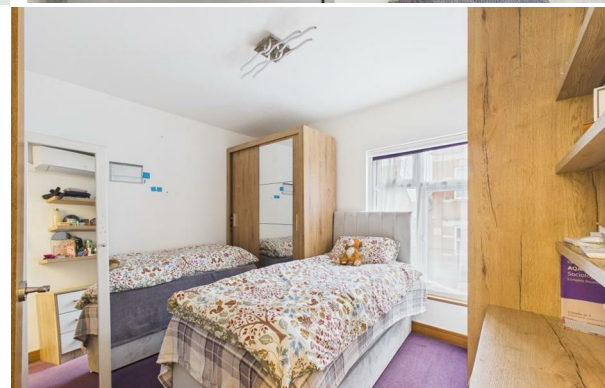
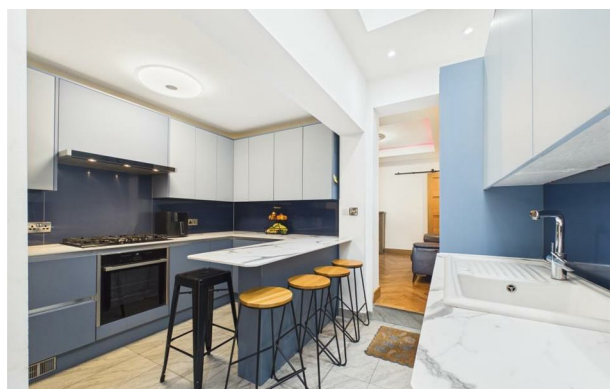
Shower Room
1.80 x 3.17 (5'10" x 10'4")

Bedroom Two
3.62 x 2.71 (11'10" x 8'10")

Loft Room
3.46 x 3.82 (11'4" x 12'6")

EPC - E
43/72

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 NOT Required
 Solar Panels: No
 Water: Mains
 Electricity: Mains Supply
 Sewerage: Mains
 Heating: Gas Mains
 Internet connection: Cable
 Internet Speed: up to 1800Mbps
 Mobile Coverage: EE - Great, O2 - Excellent, Three - Excellent, 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.

DRAFT DETAILS AWAITING VENDOR APPROVAL

