



Waterloo Road, Peterborough
Offers in Excess of £325,000 **Freehold**

**Sharman
Quinney**

Key Features



- Three Bedrooms
- Two Reception Rooms
- Driveway with a Detached Garage
- Extended Kitchen Diner Overlooking Large Rear Garden
- Wood Burner in Reception Area

Planning and Development Potential

The area of the garden is approximately 631.69 m²

This property is already ahead of the curve for buyers looking to extend or add value. Full Building Control approval has been secured for a full-width dormer loft conversion, a ground floor utility and WC, and a redesigned kitchen layout with improved flow. In addition, the generous garden provides scope for further development subject to planning permission, offering significant future potential. The complete drawings will be provided to the successful buyer, allowing work to begin quickly and efficiently.

Location

Waterloo Road is a highly desirable address in Peterborough PE1, offering the perfect balance of



peace and convenience. Residents benefit from easy access to Peterborough City Centre and the mainline train station with fast links to London, a choice of well-regarded schools and nurseries including Little Stars Nursery (Ofsted Outstanding, just a few minutes' walk), shops, parks, and green spaces within walking distance, and excellent road and public transport connections for commuters. This makes the property equally attractive to families, professionals, and investors.

Entrance Hall

Lounge 17' 1" x 12' 6" (5.21m x 3.66m 6)

Dining Area 20' 9" 5 x 10' 0" (6.32m 5 x 3.05m 0)

Reception Room 17' 9" x 12' 8" 1 (5.18m 9 x 3.86m 1)

Kitchen 8' 6" 9 x 7' 4" 3 (2.59m 9 x 2.24m 3)

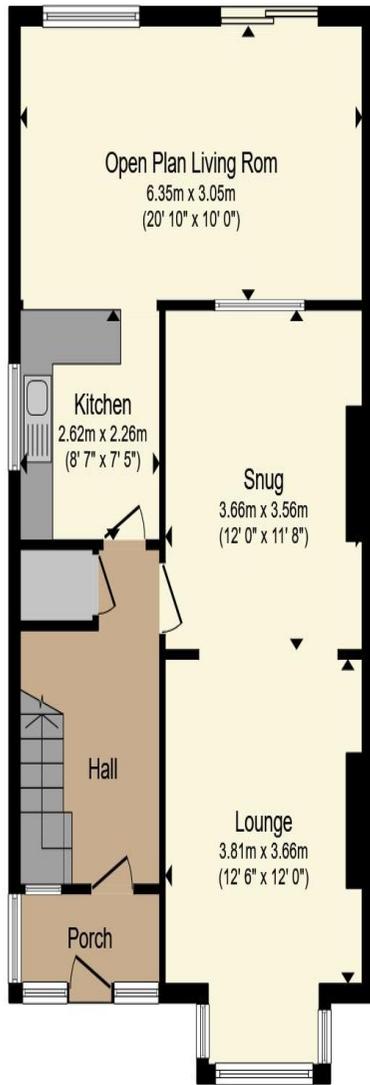
Bedroom 1 13' 1" 4 x 12' 3" (3.99m 4 x 3.66m 3)

Bedroom 2 12' 1" 0 x 11' 6" 8 (3.68m 0 x 3.51m 8)

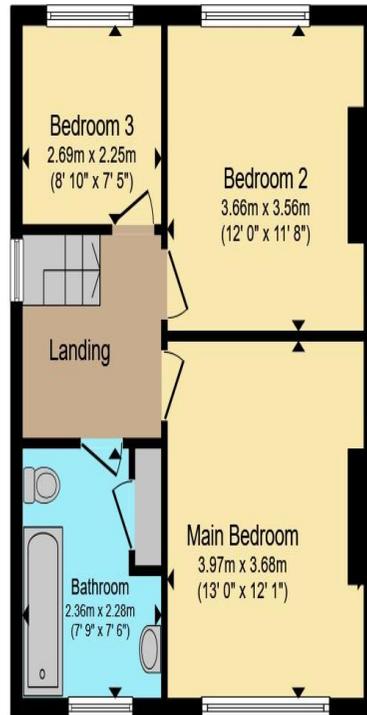
Bedroom 3 8' 9" 0 x 7' 7" 2 (2.67m 0 x 2.31m 2)

Bathroom
3 Piece Suite

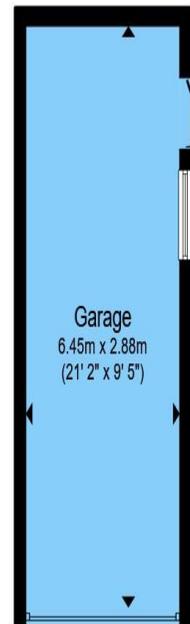




Ground Floor



First Floor



Garage

Total floor area 135.2 m² (1,455 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

**Sharman
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