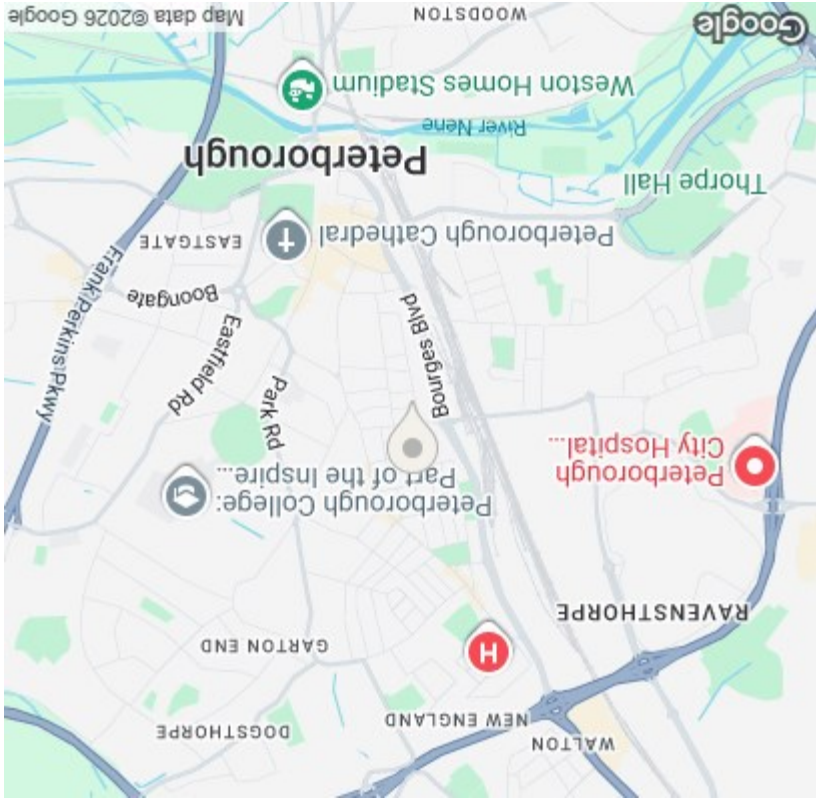
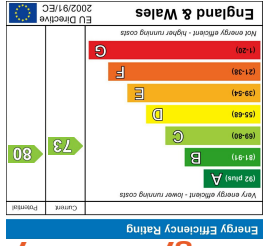


Disclaimer Important Notice: In accordance with the Property Misdescriptions Act (1991) we have prepared these Sales Particulars as a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey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

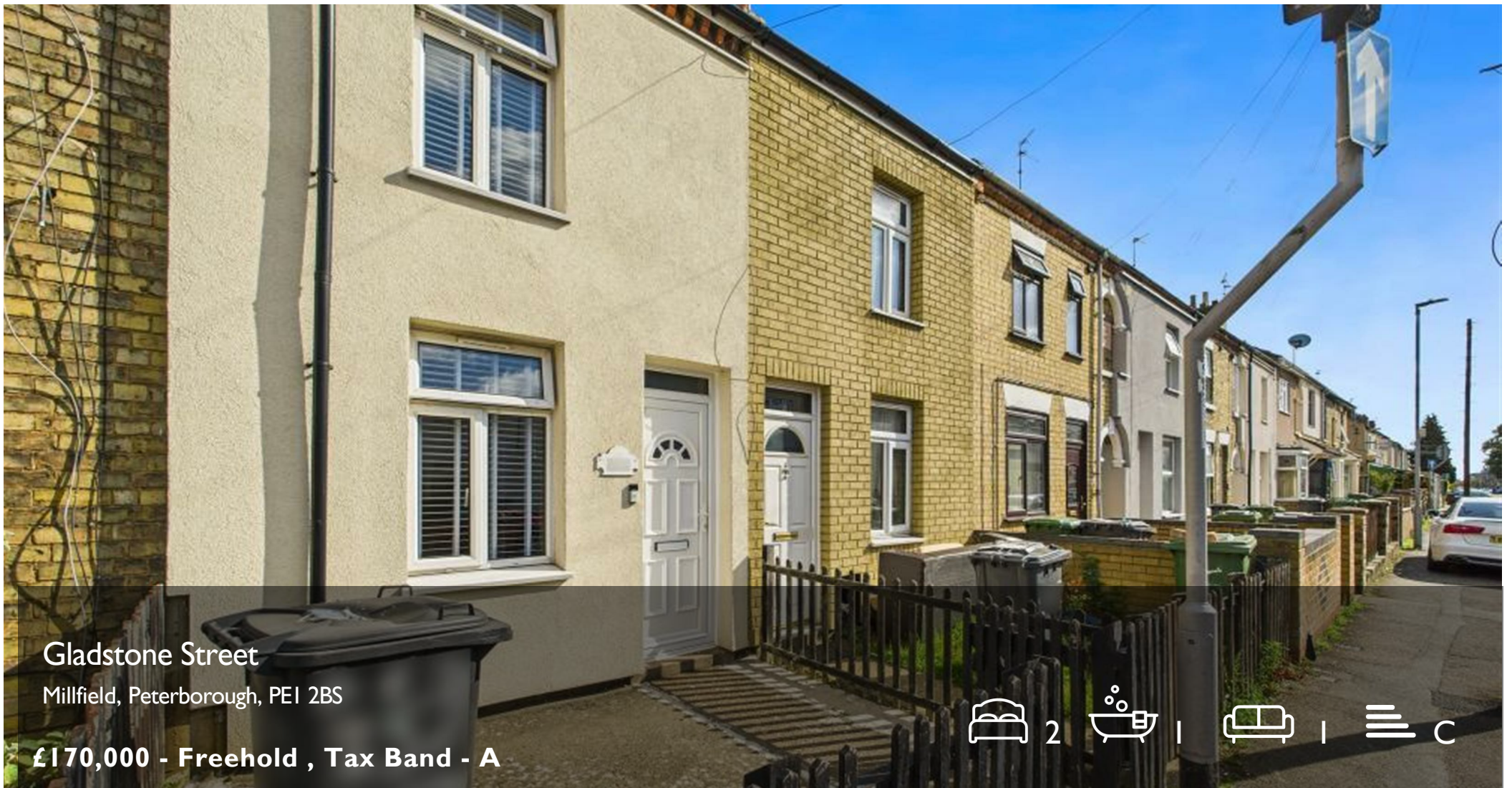
Energy Efficiency Graph



Area Map



Floor Plan



Gladstone Street
Millfield, Peterborough, PE1 2BS

£170,000 - Freehold , Tax Band - A



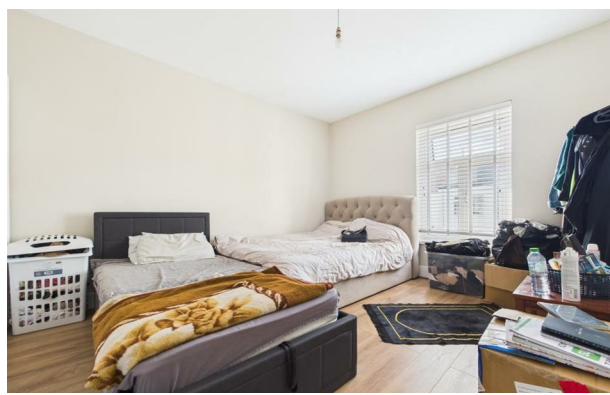
Gladstone Street

Millfield, Peterborough, PE1 2BS

Discover the perfect blend of convenience and charm at this three-bedroom mid-terrace home on Gladstone Street, located in the heart of Peterborough's City Centre. With easy access to the A47, excellent transport links, and a variety of local amenities nearby, this property offers unbeatable connectivity. Plus, it's just a short stroll from Peterborough train station and the bustling city centre. Ideal for first-time buyers or savvy investors, this home presents an exceptional opportunity to embrace city living while enjoying a comfortable and practical space.

This charming three-bedroom mid-terrace home offers a perfect blend of comfort and functionality, making it an ideal choice for families, professionals, or investors. The ground floor welcomes you into a cosy lounge, leading to a well-appointed kitchen/diner, complete with a matching range of base and eye-level units and ample space for a washing machine, a fridge/freezer, and a freestanding cooker. The kitchen also provides convenient rear access to the garden. Upstairs, you'll find two generously sized double bedrooms and a modern family bathroom featuring a three-piece suite, including a VVC, a wash hand basin, and a bath. Externally, the property boasts a low-maintenance, enclosed front garden with access to on-street parking. To the rear, there's a courtyard garden and a separate lawned garden, providing versatile outdoor spaces for relaxation or entertaining. Located in the heart of Peterborough, this property offers easy access to local amenities, schools, and transport links. A wonderful opportunity for comfortable living in a sought-after area!

- Lounge**
3.63 x 3.39 (11'10" x 11'1")
- Hallway**
0.79 x 0.89 (2'7" x 2'11")
- Kitchen/Diner**
3.64 x 3.42 (11'11" x 11'2")
- Landing**
1.15 x 1.64 (3'9" x 5'4")
- Master Bedroom**
3.62 x 3.43 (11'10" x 11'3")
- Bathroom**
2.48 x 1.64 (8'1" x 5'4")
- Bedroom Two**
3.62 x 1.68 (11'10" x 5'6")
- EPC - C**
73/80
- 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: 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: 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 1800Mbps
- 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

