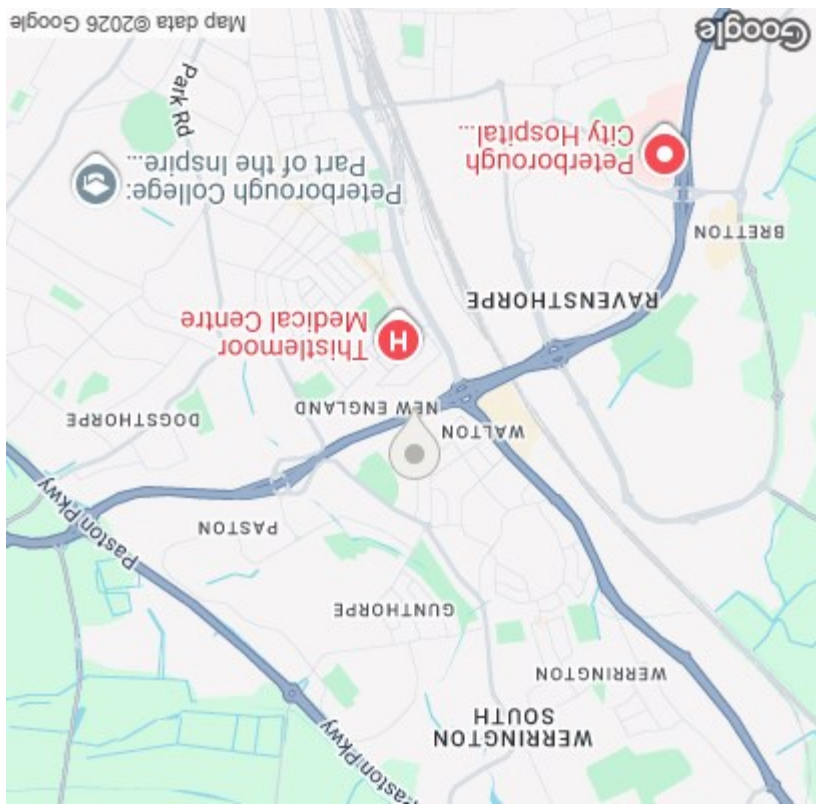
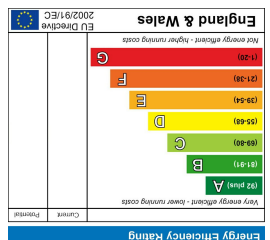


Disclaimer Important Notice: In accordance with the Property Misdescriptions Act (1991) we have prepared these Sales Particulars as a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey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



Area Map



Floor Plan



Chaucer Road
 New England, Peterborough, PE1 3LR

£249,995 - Freehold , Tax Band - B



Chaucer Road

New England, Peterborough, PE1 3LR

This beautifully presented semi-detached home on the popular Chaucer Road in Peterborough offers spacious and versatile accommodation throughout, having been significantly improved by the current owners to create a stylish and practical family home. Boasting generous living spaces, three well-proportioned bedrooms, ample off-road parking, gas central heating, and a substantial rear garden, the property is perfectly suited for modern family living. A particular highlight is the cleverly converted garage, now offering both excellent storage with an electric roller door to the front and a versatile snug or home office space to the rear.

Situated on Chaucer Road in Peterborough, this spacious and immaculately presented semi-detached home offers versatile and well-balanced accommodation throughout, having undergone a thoughtful scheme of improvements during the current owner's tenure. Upon entering the property, you are welcomed by a bright and inviting entrance hallway which immediately sets the tone for the rest of the home, offering access to the principal ground floor accommodation and stairs rising to the first floor. The generous living room provides an excellent main reception space, filled with natural light and ideal for both everyday family living and entertaining guests. The kitchen has been well maintained and thoughtfully arranged to provide ample workspace and storage, flowing seamlessly through to the dining room which creates an excellent social space for family meals and gatherings. A useful downstairs WC adds further practicality to the ground floor layout. One of the standout features of the property is the cleverly reconfigured garage, which has been split into two highly functional spaces, with the front section retaining excellent storage accessed via an electric roller door, while the rear has been transformed into a superb snug or home office, offering flexibility for modern lifestyles and remote working. Upstairs, the landing leads to three well-proportioned bedrooms, including a spacious master bedroom benefitting from a walk-in wardrobe, while the remaining bedrooms are ideal for family members, guests, or additional office space if required. The family bathroom has been fitted to a good standard and complements the accommodation perfectly. Externally, the property enjoys ample off-road parking to the front, while to the rear is a generous garden offering plenty of space for outdoor entertaining, children's play areas, or simply relaxing during the warmer months. Further benefits include gas central heating and a layout that combines character, practicality, and versatility, making this a fantastic opportunity for a wide range of buyers seeking a move-in-ready home in a popular residential location.

Entrance Hall
2.22 x 1.65 (7'3" x 5'4")

WC
1.49 x 0.88 (4'10" x 2'10")

Living Room
6.84 x 3.34 (22'5" x 10'11")

Kitchen
3.02 x 2.79 (9'10" x 9'1")

Hallway
1.24 x 1.46 (4'0" x 4'9")

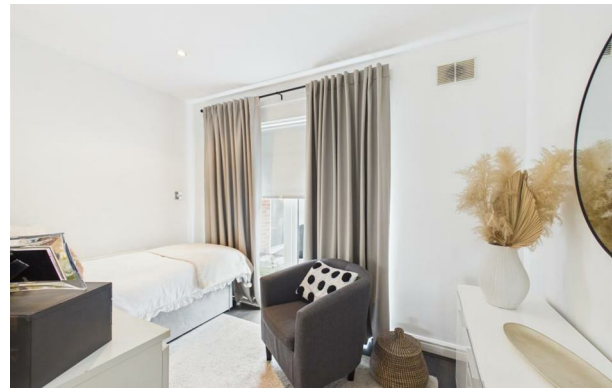
Dining Room
3.02 x 2.00 (9'10" x 6'6")

Landing
2.12 x 2.07 (6'11" x 6'9")

Master Bedroom
3.03 x 2.98 (9'11" x 9'9")

Walk In Wardrobe To Master Bedroom
1.99 x 1.00 (6'6" x 3'3")

Bedroom Two
3.09 x 2.74 (10'1" x 8'11")



Bathroom
1.68 x 2.10 (5'6" x 6'10")

Bedroom Three
2.79 x 2.41 (9'1" x 7'10")

Storage Room
2.82 x 3.66 (9'3" x 12'0")

Snug
2.63 x 3.42 (8'7" x 11'2")

EPC - Awaiting

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: Driveway Private, Off Street Parking, Single Garage
Solar Panels: Yes - Leased
Water: Mains
Electricity: Mains Supply
Sewerage: Mains
Heating: Gas Mains
Internet connection: Ftp
Internet Speed: up to 5500Mbps
Mobile Coverage: EE- Excellent, O2 - Great, Three - Excellent, 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

