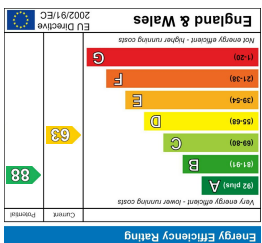


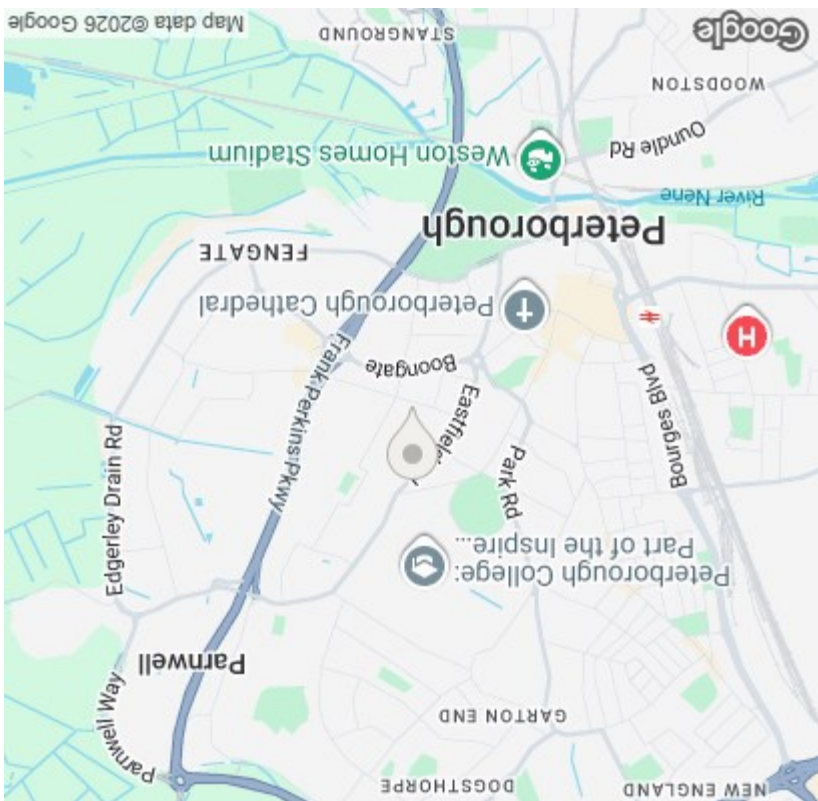
PLEASE NOTE, IF THE PROPERTY IS BEING PURCHASED AS BUY TO LET, YOU SHOULD CONSIDER WHETHER SELECTIVE LICENSING IS APPLICABLE. YOU MAY FIND THE FOLLOWING LINK USEFUL- <https://www.peterborough.gov.uk/residents/housing/selective-licensing/>

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



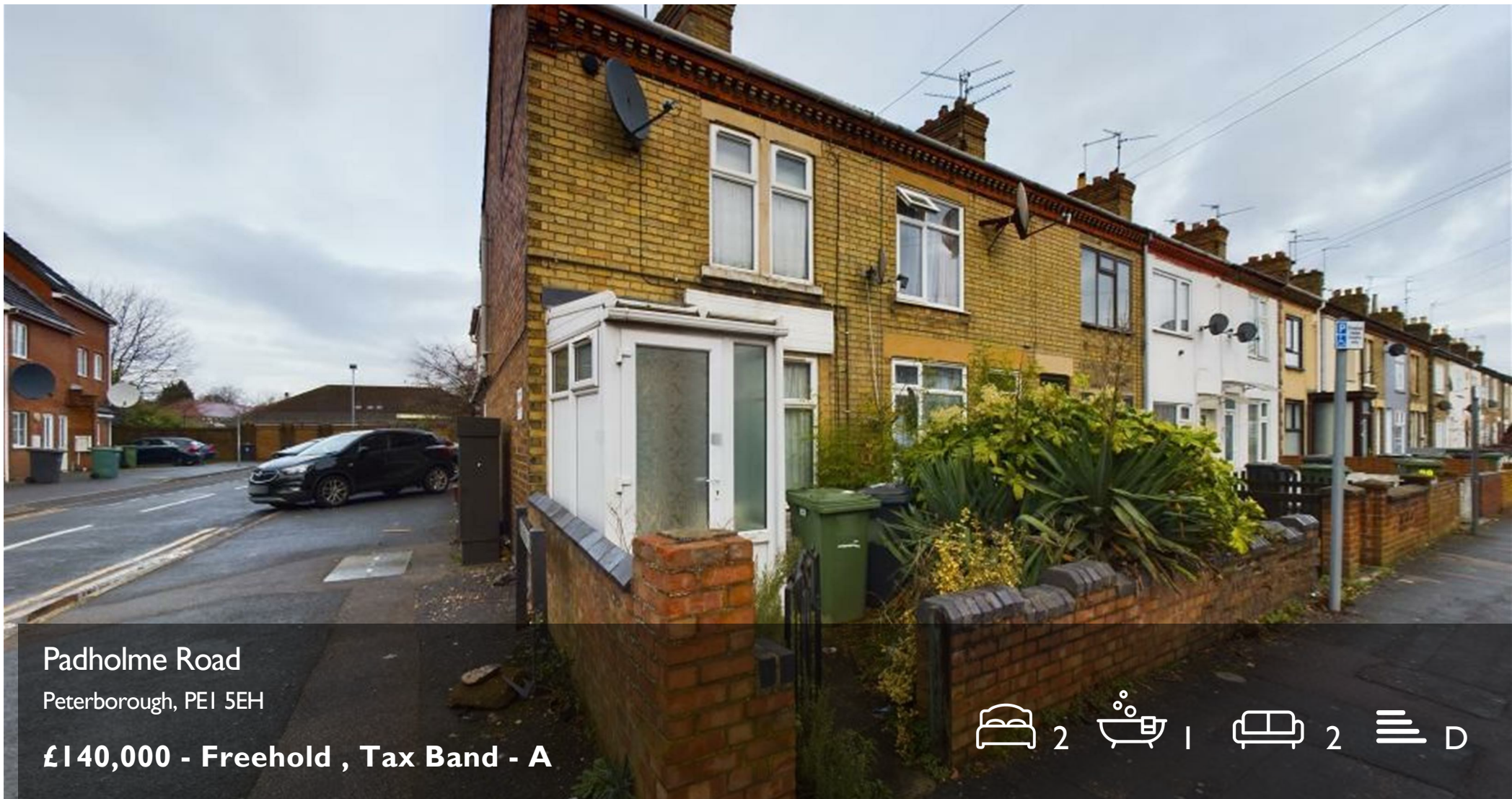
Energy Efficiency Graph



Area Map



Floor Plan



Padholme Road
Peterborough, PE1 5EH

City and County are pleased to market this spacious, two bedroom, end of terrace property located in the city centre of Peterborough. Offering easy access to local amenities, schooling and transport links, this property is the ideal purchase for a first-time buyer or investor.

Briefly comprising downstairs, an entrance porch, good sized living room, and a separate dining room. The kitchen is fitted with a matching range of base and eye level units with space for a washing machine, dishwasher, and a fridge/freezer. Integrated oven, and a four ring gas hob with an extractor over. There is also the benefit of a downstairs cloakroom. Upstairs benefits from two double bedrooms and a large family bathroom fitted with a four-piece suite comprising, a WC, a wash hand basin, a bath, and a walk in shower. To the rear, there is a long enclosed garden, which is mainly laid to lawn and has good sized storage sheds. To the front, there is an enclosed courtyard leading to the front door. To the rear provides a single garage with parking!

Entrance Porch
1.37 x 1.37 (4'5" x 4'5")

Living Room
3.60 x 3.49 (11'9" x 11'5")

Hallway
0.83 x 1.04 (2'8" x 3'4")

Dining Room
3.58 x 2.91 (11'8" x 9'6")

Kitchen
3.33 x 2.39 (10'11" x 7'10")



WC
0.93 x 1.10 (3'0" x 3'7")

Rear Lobby
1.02 x 0.93 (3'4" x 3'0")

Landing
0.85 x 1.13 (2'9" x 3'8")

Master Bedroom
3.62 x 3.54 (11'10" x 11'7")

Bathroom
3.59 x 1.48 (11'9" x 4'10")

Hallway
3.60 x 0.90 (11'9" x 2'11")

Bedroom Two
3.12 x 1.65 (10'2" x 5'4")

EPC - D
63/88

Tenure - Freehold

**DRAFT DETAILS AWAITING
VENDOR APPROVAL**

