



Sheridan Road
New England, Peterborough, PE1 3LQ

Offers In Excess Of £250,000 - Freehold , Tax Band - B



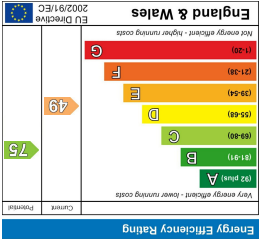
Floor Plan



Viewing

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.

Energy Efficiency Graph



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.

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3LQ

This beautifully modernised three-bedroom semi-detached home is situated on the popular Sheridan Road, within easy reach of Peterborough City Centre, and offered with no forward chain. Boasting a spacious living/dining room, well-appointed kitchen, generous rear garden and ample off-street parking on the driveway, this is a superb home ready to move straight into and enjoy.

This well-presented and spacious semi-detached home is situated on Sheridan Road, conveniently located within easy reach of Peterborough City Centre, and has been thoughtfully modernised throughout by its current owner. Upon entering, you are welcomed into a bright and practical entrance hallway, providing access to the principal ground floor rooms and the staircase rising to the first floor, with a convenient WC located just off the hallway for guests. The well-appointed kitchen offers a lovely space for everyday cooking, complete with ample cupboard and worktop space, while flowing seamlessly through to the generously proportioned living/dining room beyond, a wonderful space for relaxing and entertaining alike, benefitting from double doors out to the garden and plenty of natural light throughout. A useful storage room and further hallway to the front of the property provide additional practicality, ideal for storing coats, shoes and everyday clutter, helping to keep the main living space free from unnecessary clutter. Moving to the first floor, the landing provides access to three well-proportioned bedrooms, including a generous master bedroom, along with a further two bedrooms served by a stylish family bathroom, making this an ideal layout for family living or those seeking a home office or guest room. Outside, the property benefits from a generous rear garden, offering plenty of space for outdoor entertaining, relaxing or for children to play, while to the front, a driveway provides ample off-street parking. Offered with no forward chain, this is a fantastic opportunity to acquire a stylishly modernised and spacious home in a convenient and sought-after location.

- Entrance Hall
1.79 x 2.91 (5'10" x 9'6")
- Living/Dining Room
6.25 x 3.32 (20'6" x 10'10")
- Kitchen
3.80 x 2.92 (12'5" x 9'6")
- Hallway
5.32 x 0.94 (17'5" x 3'1")
- Storage Room
2.80 x 1.55 (9'2" x 5'1")
- WC
0.87 x 1.54 (2'10" x 5'0")
- Landing
2.04 x 1.97 (6'8" x 6'5")
- Master Bedroom
2.72 x 3.67 (8'11" x 12'0")
- Bathroom
1.66 x 1.96 (5'5" x 6'5")
- Bedroom Two
2.95 x 3.30 (9'8" x 10'9")
- Bedroom Three
1.83 x 1.99 (6'0" x 6'6")



EPC - E
49/75

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
Solar Panels: No
Water: Mains
Electricity: Mains Supply
Sewerage: Mains
Heating: Gas Mains
Internet connection: Fttp
Internet Speed: up to 5500Mbps
Mobile Coverage: EE - Great, O2 - Excellent, Three - Great, 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

