



28 Silver Street, Peterborough

In Excess of £180,000

 **NEWTON FALLOWELL**

28 Silver Street

Peterborough

This spacious terraced house is situated in a CITY CENTRE LOCATION within walking distance of the city centre and train station, offering TWO/THREE BEDROOMS and TWO RECEPTION ROOMS, as well as a GENEROUS SOUTH-FACING REAR GARDEN and being sold with NO ONWARD CHAIN. The accommodation comprises of two reception rooms, in the form of the lounge and dining room, with access from the dining room to the kitchen, which benefits from the side porch/utility and provides access onto the downstairs family bathroom, boasting a contemporary three-piece white suite with a shower over the bath, whilst the first floor landing separates two of the three bedrooms, with the third bedroom accessible from the main bedroom, offering the potential to be used as a dressing room, office or even to be converted into an en-suite. Outside there is on street parking to the front aspect, in addition to a generous south-facing garden to the rear.

Please note that images have been enhanced via AI to present the house as staged with furniture, which is not present nor will the house be furnished. Further images have been used to present the house as it can be viewed in person and how it will be sold.

Council Tax band: A

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating:





Lounge

12' 6" x 11' 0" (3.81m x 3.36m)

Dining Room

12' 6" x 12' 0" (3.81m x 3.66m)

Kitchen

8' 6" x 7' 6" (2.59m x 2.29m)

Family Bathroom

7' 6" x 6' 0" (2.29m x 1.83m)

Utility / Side Porch

8' 6" x 5' 0" (2.59m x 1.52m)

Landing

Bedroom 1

12' 6" x 12' 0" (3.81m x 3.66m)

Bedroom 2

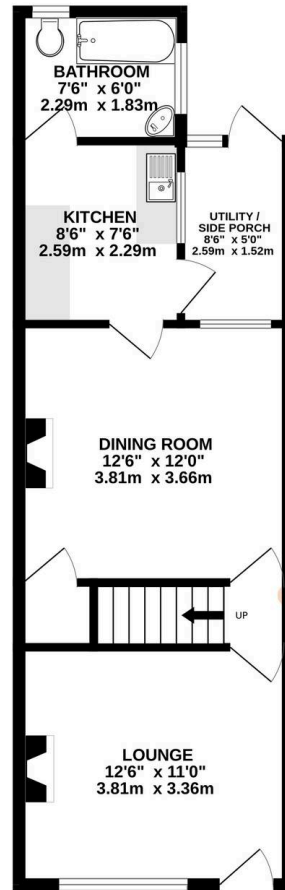
12' 6" x 11' 0" (3.81m x 3.36m)

Bedroom 3

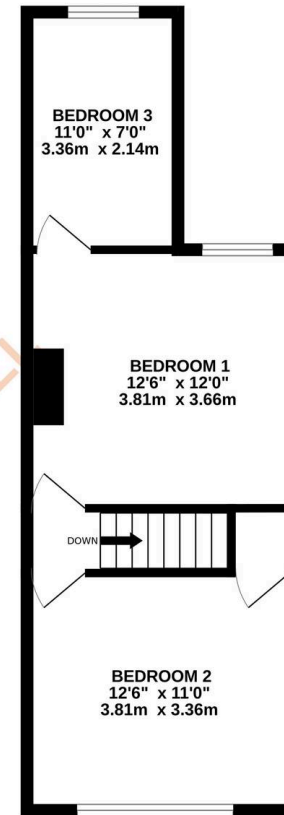
11' 0" x 7' 0" (3.36m x 2.14m)



GROUND FLOOR
468 sq.ft. (43.5 sq.m.) approx.



1ST FLOOR
397 sq.ft. (36.9 sq.m.) approx.



TOTAL FLOOR AREA : 866 sq.ft. (80.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Newton Fallowell - Peterborough

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