



All Saints Road
Peterborough, PE1 2QT

£265,000 - Freehold, Tax Band - A

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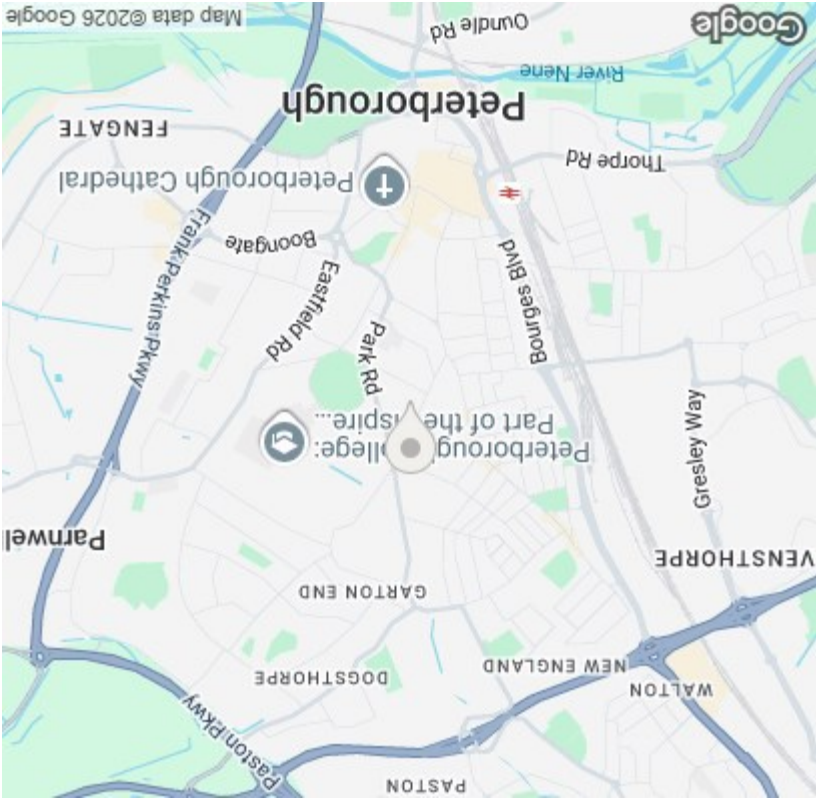
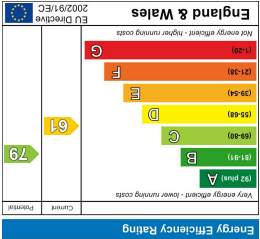
Floor Plan



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



Area Map

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.

All Saints Road

Peterborough, PE1 2QT

Located in the ever popular All Saints Road, Peterborough, this spacious and versatile four bedroom end terraced house offers the rare advantage of off-road parking on a private driveway, a feature enjoyed by very few homes on the street. Boasting generous living accommodation, a conservatory, a ground floor bathroom and a modern first floor shower room, the property also benefits from a nicely landscaped private rear garden, framed by trees for excellent privacy, making it an ideal home for a wide range of buyers.

City and County are delighted to offer for sale this spacious and versatile four bedroom end terraced house, set in the ever popular All Saints Road, Peterborough, and offering the rare benefit of off-road parking on a private driveway, something enjoyed by very few properties along the street. The well-planned accommodation unfolds from the welcoming entrance hall, where the staircase rises to the first floor and doors lead off to the principal reception rooms. To the front, the bright living room is a real focal point, enhanced by a charming bay window that floods the space with natural light and a feature fireplace that provides a cosy centrepiece for relaxing evenings. Across the hall, the generous dining room is ideal for family meals and entertaining, and its double doors open through to the conservatory, creating a lovely sense of flow and making the layout perfect for hosting guests. The kitchen sits conveniently alongside, fitted with a range of units and worktops, an inset sink beneath a side window and space for a hob, while the adjoining utility room provides valuable additional storage and appliance space, keeping the everyday household tasks neatly out of sight. Also on the ground floor is a well-proportioned family bathroom, comprising a bath, a separate shower cubicle, a WC and a wash basin, which is a particularly useful feature for busy households or those needing flexible living arrangements. The conservatory, accessed from both the dining room and the utility area, is a superb additional space that enjoys views over the garden and French doors opening directly outside, making it a wonderful spot for morning coffee, a home office or a playroom. Upstairs, the landing gives access to four bedrooms and a modern shower room. The master bedroom is a comfortable double with the benefit of built in wardrobes, while bedroom two is another well sized room overlooking the front of the property. Bedroom three is a further good-sized room, ideal as a child's bedroom or guest room, and bedroom four is perfectly suited as a nursery, single bedroom or a home study for those working remotely. The first-floor shower room is fitted with a shower cubicle, WC and wash basin, ensuring that the upstairs accommodation is as practical as it is spacious. Outside, the property continues to impress, with the private driveway to the front providing convenient off-road parking, and to the rear a private garden that has been nicely landscaped and is framed by mature trees, offering excellent privacy and a peaceful setting for outdoor dining, play and relaxation. Combining generous living space, flexible accommodation and a sought-after location, this superb home is certain to attract considerable interest, and an early viewing is highly recommended.

- Entrance Hall
3.61 x 1.81 (11'10" x 5'11")
- Living Room
3.56 x 3.50 (11'8" x 11'5")
- Dining Room
3.77 x 3.24 (12'4" x 10'7")
- Kitchen
3.78 x 2.13 (12'4" x 6'11")
- Utility Room
1.17 x 2.69 (3'10" x 8'9")
- Conservatory
4.24 x 2.45 (13'10" x 8'0")



- Bathroom
2.84 x 2.63 (9'3" x 8'7")
- Landing
0.88 x 4.21 (2'10" x 13'9")
- Master Bedroom
3.48 x 2.75 (11'5" x 9'0")
- Bedroom Two
2.87 x 2.62 (9'4" x 8'7")
- Shower Room
1.66 x 1.20 (5'5" x 3'11")
- Bedroom Three
2.73 x 2.13 (8'11" x 6'11")
- Bedroom Four
2.99 x 1.70 (9'9" x 5'6")
- EPC - D
61/79

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
Solar Panels: No
Water: Mains
Electricity: Mains Supply
Sewerage: Mains
Heating: Gas Mains
Internet connection: Ftp
Internet Speed: up to 5500Mbps
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.

