

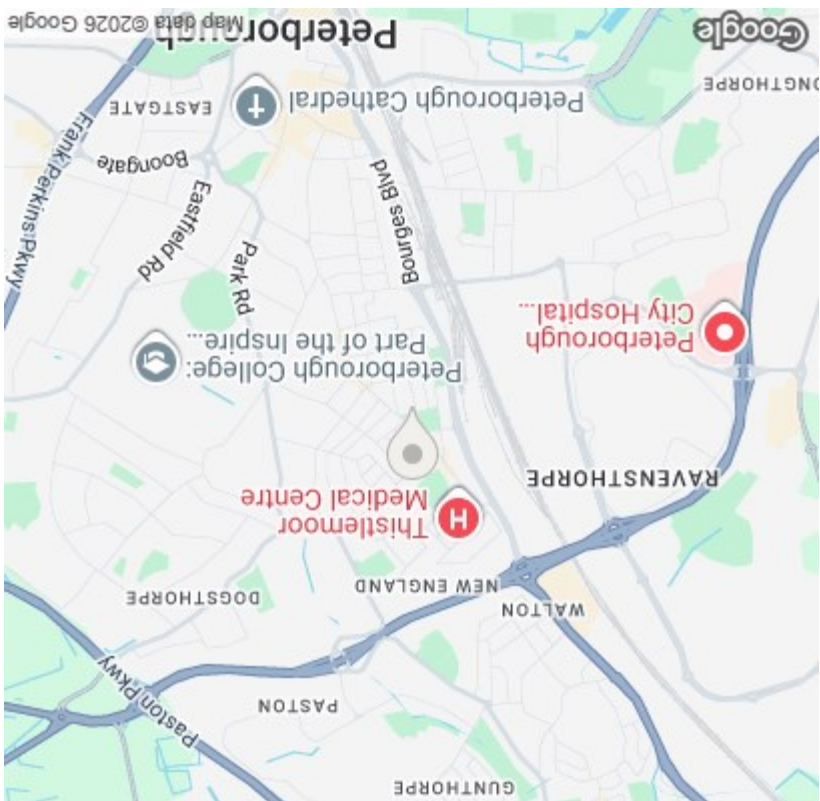
Disclaimer Important Notice: In accordance with the Property Misdescriptions Act (1991) we have prepared these Sales Particulars as a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey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

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.

England & Wales	
Energy Rating	Energy Efficient - lower energy costs
A	Very energy efficient - lower energy costs
B	Energy efficient
C	Decent
D	Below average
E	Below average
F	Below average
G	Very poor energy efficiency - higher energy costs

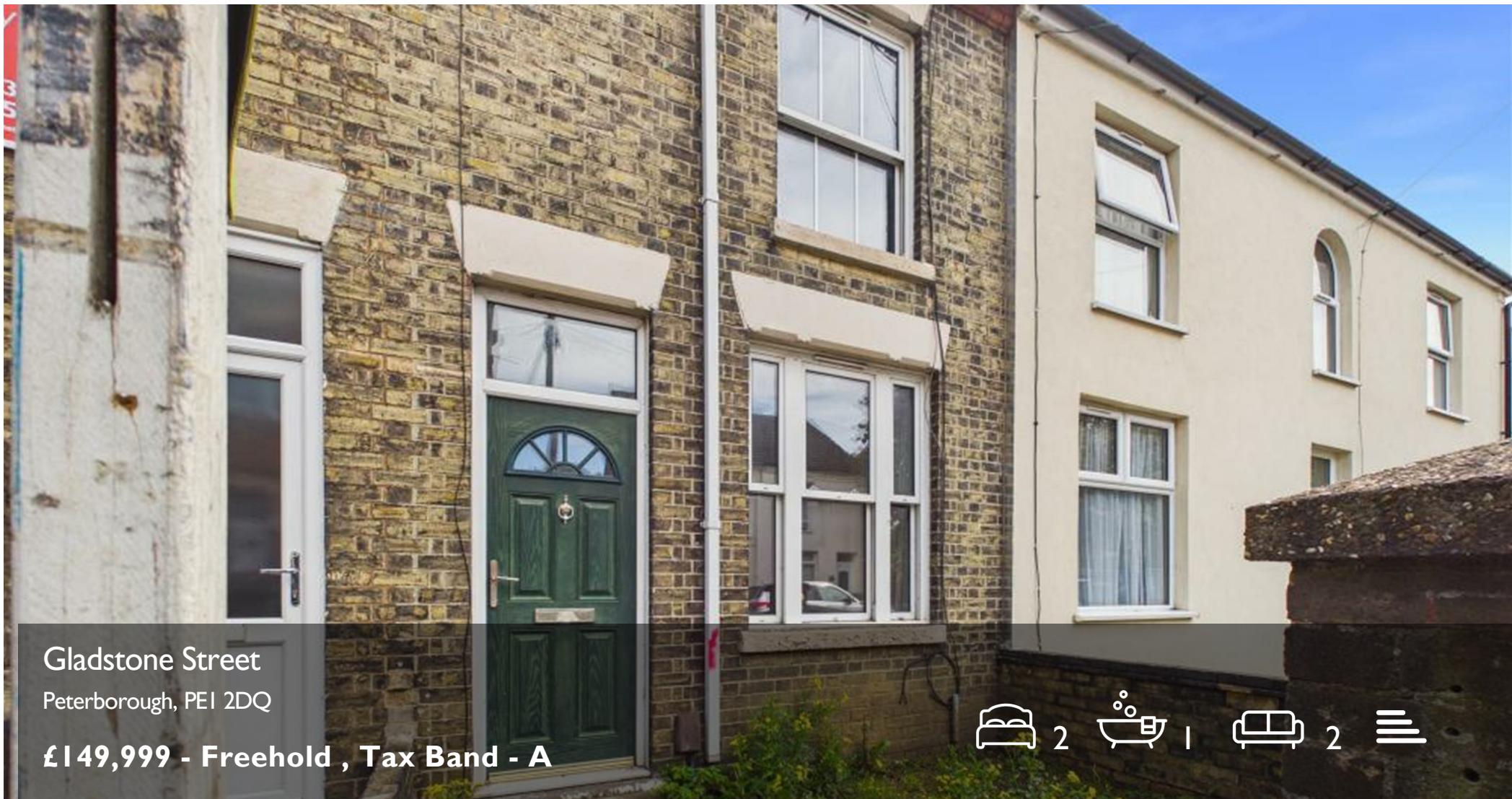
Energy Efficiency Graph



Area Map

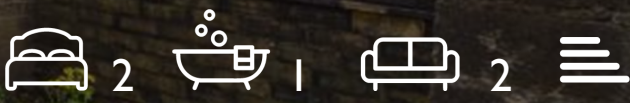


Floor Plan



Gladstone Street
 Peterborough, PE1 2DQ

£149,999 - Freehold , Tax Band - A



Gladstone Street
Peterborough, PE1 2DQ

Two bedroomed terrace home with potential for a third bedroom, offered to the market with no forward chain and situated within a central Peterborough location close to local amenities and transport links. Featuring two reception rooms, a fitted kitchen, upstairs bathroom, courtyard garden with shared access and on street parking, this property presents an ideal opportunity for first time buyers or investors alike.

Situated in a convenient central Peterborough location, this established terrace home offers spacious and versatile accommodation throughout and is available with no forward chain. The ground floor briefly comprises an entrance hallway leading into a comfortable living room, separate dining room and fitted kitchen to the rear. Upstairs, the property benefits from two bedrooms, with scope and layout potential for a third bedroom or office space if required, alongside a family bathroom. Outside, there is an enclosed courtyard style garden with shared access. Positioned within easy reach of local amenities, schools, transport links and Peterborough City Centre, this property would make an excellent investment purchase or first home opportunity.

- Living Room**
3.51 x 3.42 (11'6" x 11'2")
- Hallway**
0.84 x 0.88 (2'9" x 2'10")
- Dining Room**
3.58 x 3.66 (11'8" x 12'0")
- Kitchen**
1.95 x 3.16 (6'4" x 10'4")
- Landing**
2.66 x 1.03 (8'8" x 3'4")
- Master Bedroom**
3.51 x 3.46 (11'6" x 11'4")
- Hallway**
0.87 x 3.64 (2'10" x 11'11")
- Bedroom Two**
2.24 x 2.61 (7'4" x 8'6")
- Bathroom**
1.88 x 3.17 (6'2" x 10'4")
- Outbuilding**
2.26 x 2.99 (7'4" x 9'9")
- EPC - C**
73/89
- 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: Street Parking - Permit NOT Required
- Solar Panels: No
- Water: Mains
- Electricity: Mains Supply
- Sewerage: Mains
- Heating: Gas Mains
- Internet connection: Cable
- Internet Speed: up to 1800Mbps
- Mobile Coverage: EE - Great, O2 - Excellent, Three - Excellent, 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

