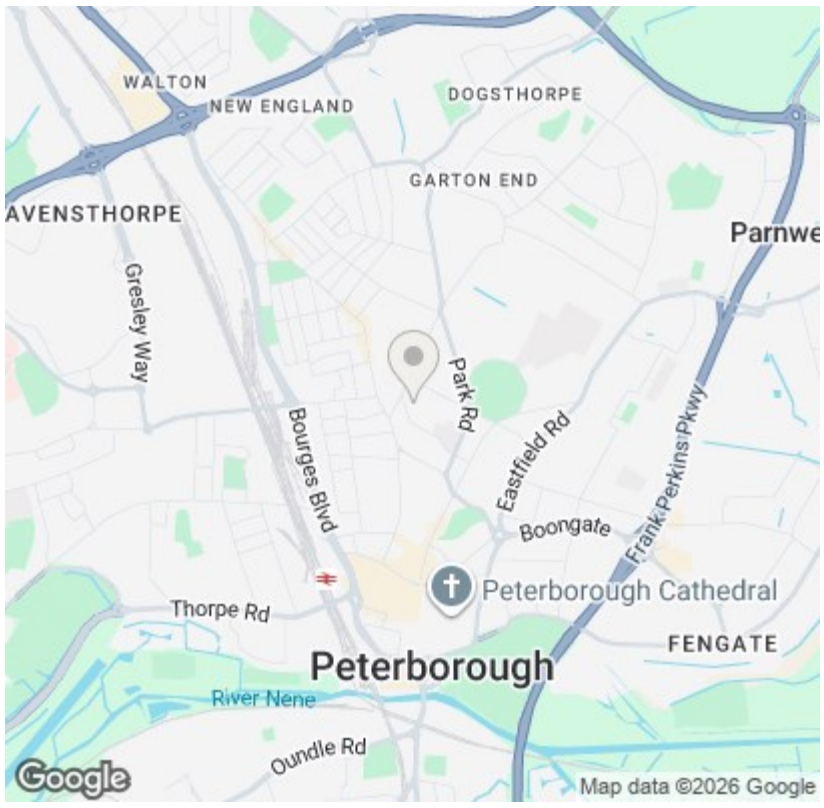
Huntly Grove
Peterborough, PE1 2QN

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

3 1 2 D

Floor Plan

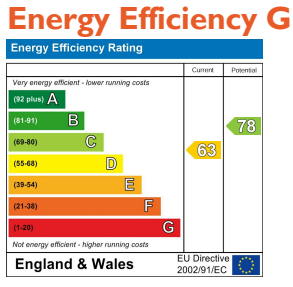
Area Map



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 guarantee. 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 licencing 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.

Huntly Grove

Peterborough, PE1 2QN

Situated in a popular central Peterborough location, this well-presented three-bedroom semi-detached home offers spacious and versatile accommodation, making it an ideal purchase for first-time buyers, growing families or investors alike. Boasting two reception rooms, a generous kitchen, utility space and a ground floor bathroom, the property also benefits from plumbing already in place for the creation of an upstairs bathroom. Outside, there is a private enclosed rear garden with a detached summer house, perfectly suited as a home office, studio or business space, together with permit parking.

Upon entering the property, you are welcomed into the entrance hall which leads through to a bright and comfortable living room featuring a bay window to the front elevation. Beyond this is a spacious dining room, providing an excellent space for entertaining or family meals, with stairs rising to the first floor and access through to the kitchen. The kitchen is fitted with a range of wall and base units, offering ample worktop and storage space, whilst a useful utility area to the rear provides additional practicality. Completing the ground floor is a well-appointed family bathroom. For those looking to add further value, the first floor already has plumbing installed, allowing for the potential creation of an upstairs bathroom or shower room, subject to any necessary consents.
Upstairs, the property offers three well-proportioned bedrooms, including a generous principal bedroom, a spacious second double bedroom and a comfortable third bedroom, ideal as a child's room, nursery or home office.

Externally, the property enjoys a private enclosed rear garden, offering a fantastic outdoor space for relaxing or entertaining. A detached summer house sits at the end of the garden and provides a versatile space that would make an ideal home office, gym, hobby room or business premises. Permit parking is available to the front of the property.
Conveniently positioned close to Peterborough city centre, the train station, local schools and a wide range of amenities, this superb home combines character, practicality and future potential in an excellent location.

Entrance Hall
0.94 x 0.91 (3'1" x 2'11")

Hallway
3.63 x 0.93 (11'10" x 3'0")

Living Room
3.64 x 3.27 (11'11" x 10'8")

Dining Room
3.65 x 4.40 (11'11" x 14'5")

Kitchen
4.90 x 2.47 (16'0" x 8'1")

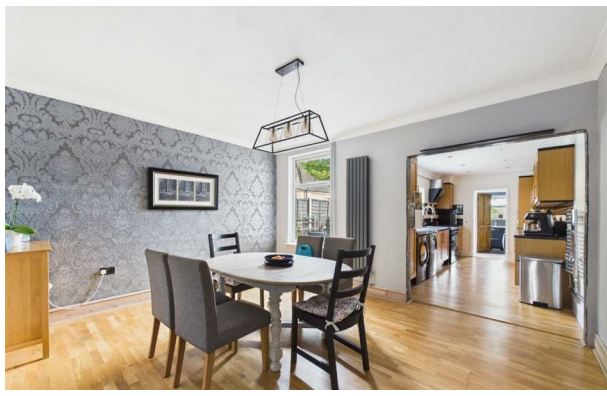
Utility Room
0.86 x 2.42 (2'9" x 7'11")

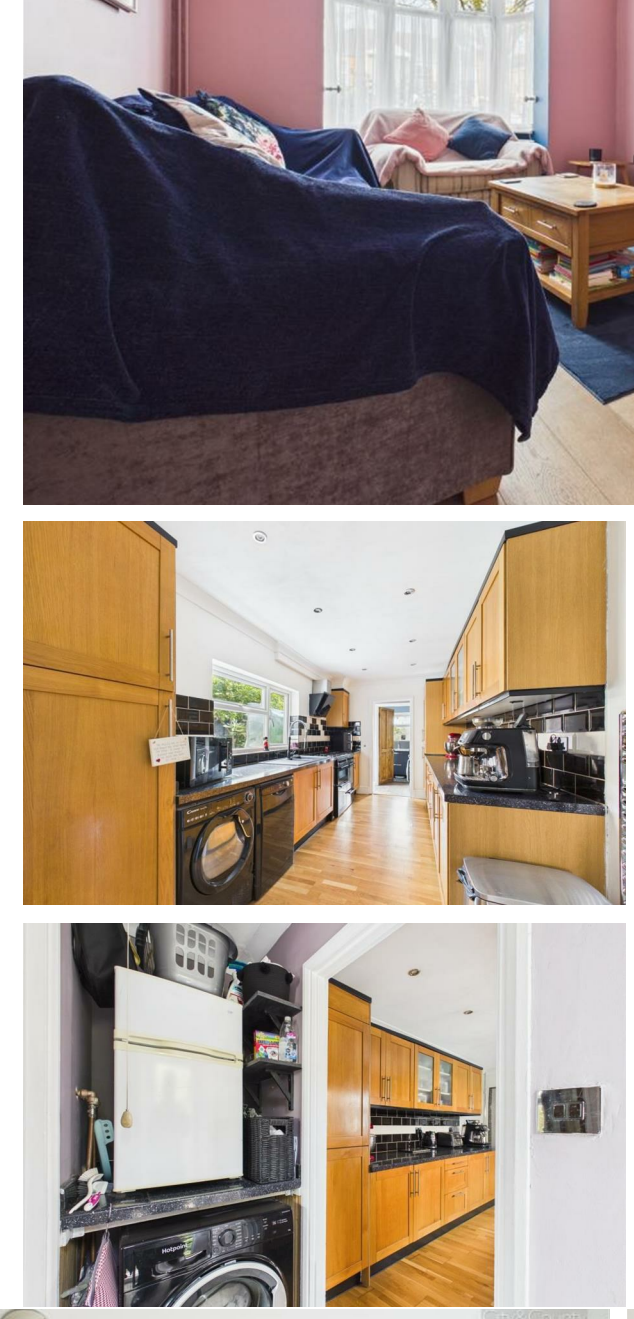
Bathroom
1.67 x 2.36 (5'5" x 7'8")

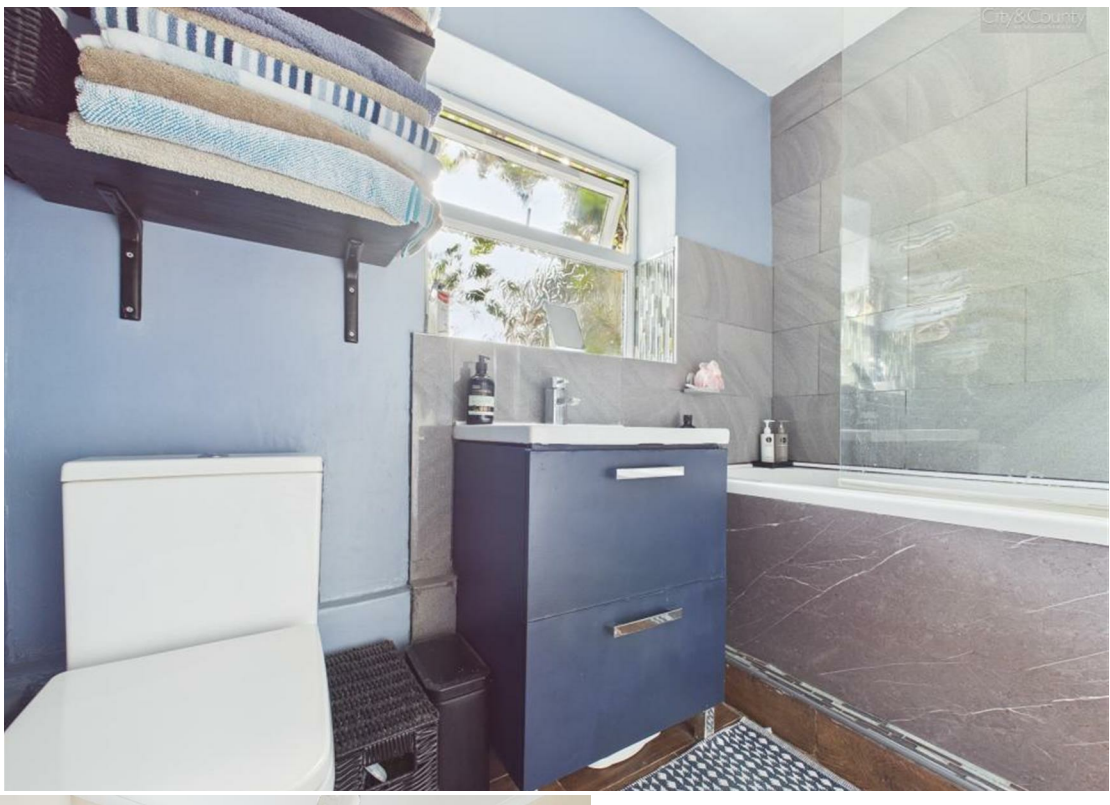
Landing
1.56 x 4.22 (5'1" x 13'10")

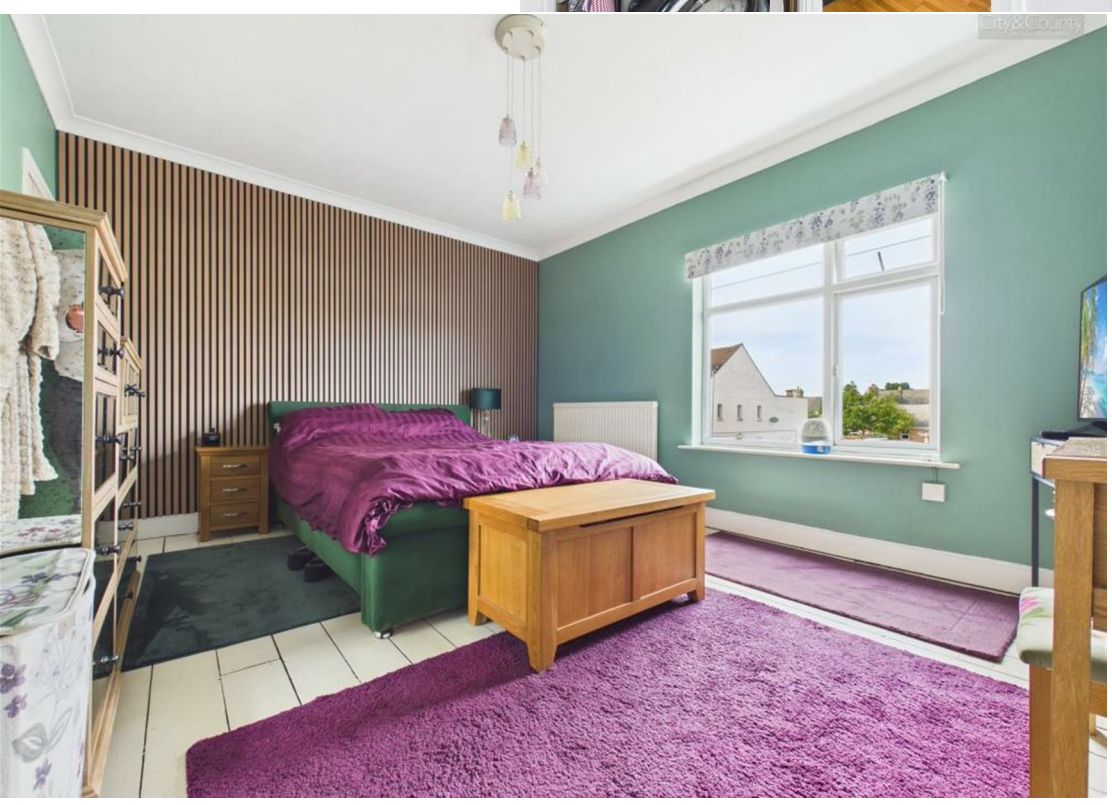
Master Bedroom
3.66 x 4.36 (12'0" x 14'3")

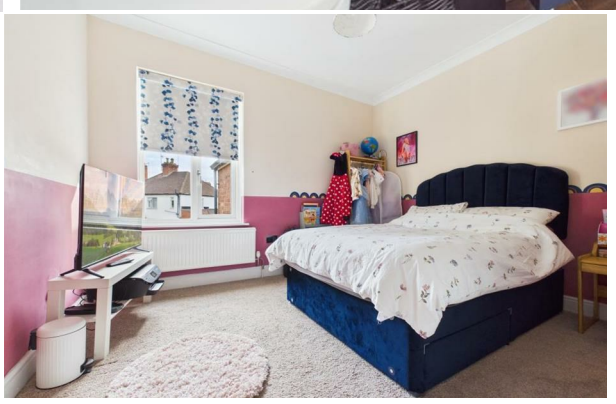
Bedroom Two
3.06 x 3.48 (10'0" x 11'5")

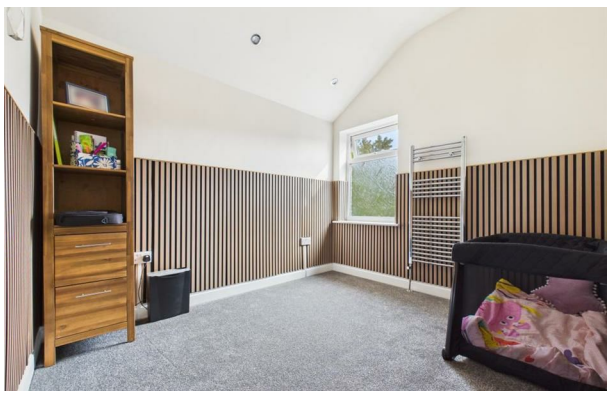












Hallway
3.11 x 0.76 (10'2" x 2'5")

Bedroom Three
2.75 x 2.43 (9'0" x 7'11")

Garden Office
2.08 x 3.44 (6'9" x 11'3")

EPC - D
63/78

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 Required
Solar Panels: No
Water: Mains
Electricity: Mains Supply
Sewerage: Mains
Heating: Gas Mains
Internet connection: Fixed Wireless
Internet Speed: up to 5500Mbps
Mobile Coverage: EE - Excellent, 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.

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