



Paston Ridings
Peterborough, PE4 7YG

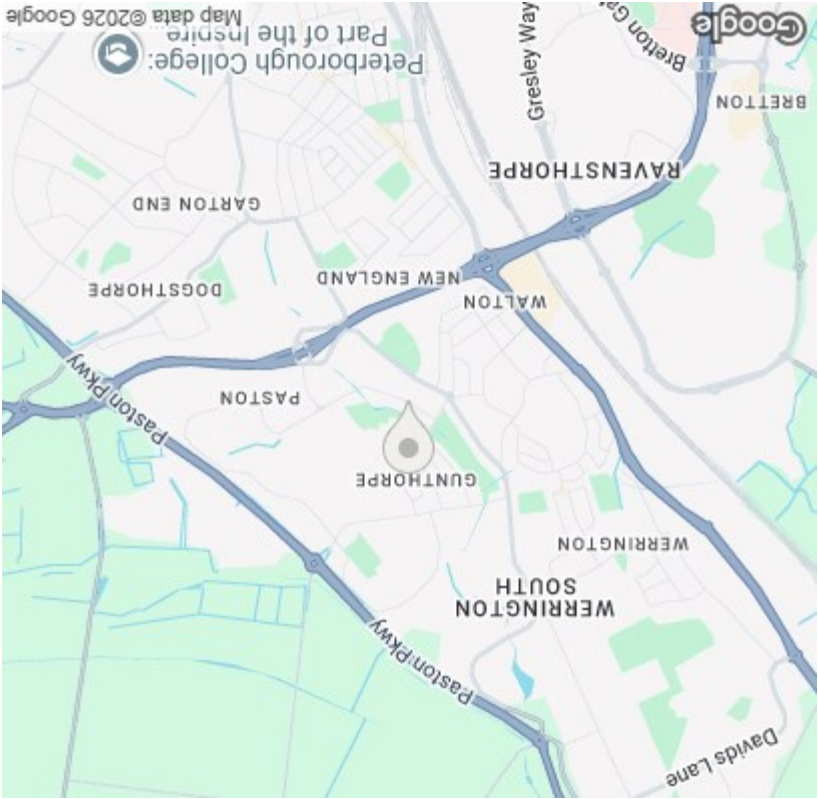
Offers In Excess Of £275,000 - Freehold , Tax Band - B

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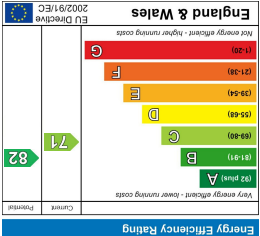
Floor Plan



Area Map



Energy Efficiency Graph



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.

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, 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. YOU MAY FIND THE FOLLOWING LINK USEFUL - <https://www.peterborough.gov.uk/residents/housing/selective-licensing/selective-licensing-areas/>

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Situated in the popular Paston Ridings area of Peterborough, this beautifully presented three-bedroom semi-detached home offers an ideal opportunity for families or first-time buyers alike. Extended on the ground floor, the property provides well-balanced living space and is maintained in immaculate condition throughout, ready for immediate occupation. A single garage and off-road parking for several vehicles add to the home's practicality, while the private, enclosed rear garden is designed to be low maintenance, perfect for relaxing or entertaining with ease. Conveniently located close to local transport links and well-regarded schools, this home combines comfort, style, and everyday convenience in a highly sought-after residential setting.

Set within the sought-after Paston Ridings area of Peterborough, this well-proportioned three-bedroom semi-detached home offers thoughtfully arranged accommodation across two floors, ideal for modern family living or those taking their first step onto the property ladder. The ground floor opens into a welcoming entrance hall that provides access to a spacious living room, offering a comfortable and inviting setting for everyday relaxation. The kitchen is neatly positioned with direct access to a useful utility room, enhancing practicality and storage, while a convenient downstairs VWC adds to the functionality of the layout. To the rear, the dining room enjoys a pleasant outlook and connects seamlessly to the garden, making it an excellent space for family meals or entertaining guests. Upstairs, the first floor comprises three well-sized bedrooms, including a generous master bedroom and two further rooms that are ideal for children, guests, or home office use. The accommodation is completed by a family bathroom accessed from the central landing, creating a well-balanced and practical sleeping arrangement. Externally, the property benefits from a separate single garage, providing secure parking or additional storage, alongside off-road parking. The overall layout has been carefully considered to maximise space and flow, resulting in a comfortable and versatile home that suits a wide range of buyers. Positioned close to local amenities, schools, and transport links, this property offers a superb combination of space, convenience, and location.

- Entrance Hall**
1.88 x 4.13 (6'2" x 13'6")
- Living Room**
3.71 x 4.98 (12'2" x 16'4")
- Utility Room**
2.22 x 2.84 (7'3" x 9'3")
- WC**
0.74 x 1.20 (2'5" x 3'11")
- Kitchen**
3.39 x 2.07 (11'1" x 6'9")
- Dining Room**
3.24 x 3.49 (10'7" x 11'5")
- Landing**
1.25 x 2.11 (4'1" x 6'11")
- Master Bedroom**
3.40 x 3.67 (11'1" x 12'0")
- Bedroom Two**
3.35 x 3.42 (10'11" x 11'2")
- Bathroom**
2.26 x 2.10 (7'4" x 6'10")



- Bedroom Three**
2.26 x 2.73 (7'4" x 8'11")
- Garage**
2.61 x 5.24 (8'6" x 17'2")
- EPC - C**
71/82
- 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: 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, Single Garage, Off Street Parking, Rear Of Property, 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 - 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.

