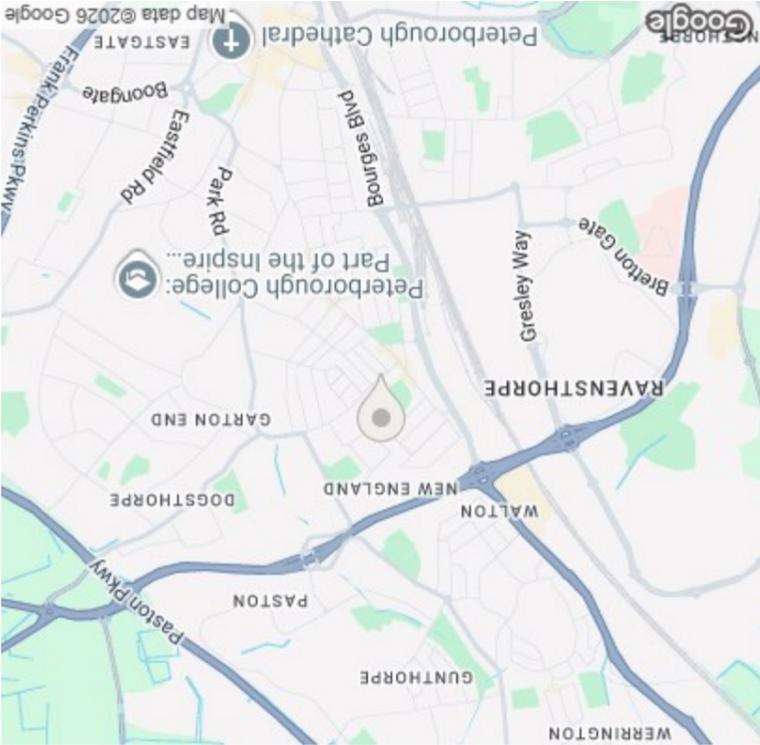


Disclaimer Important Notice: In accordance with the Property Misdescriptions Act (1991) we have prepared these Sales Particulars as a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey 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 LICENSING IS APPLICABLE. YOU MAY FIND THE FOLLOWING LINK USEFUL - <https://www.peterborough.gov.uk/residents/housing/selective-licensing/selective-licensing-areas/>

England & Wales	
Energy Efficiency Rating	Current
A	82
B	69
C	54
D	49
E	35
F	21
G	1

Energy Efficiency Graph



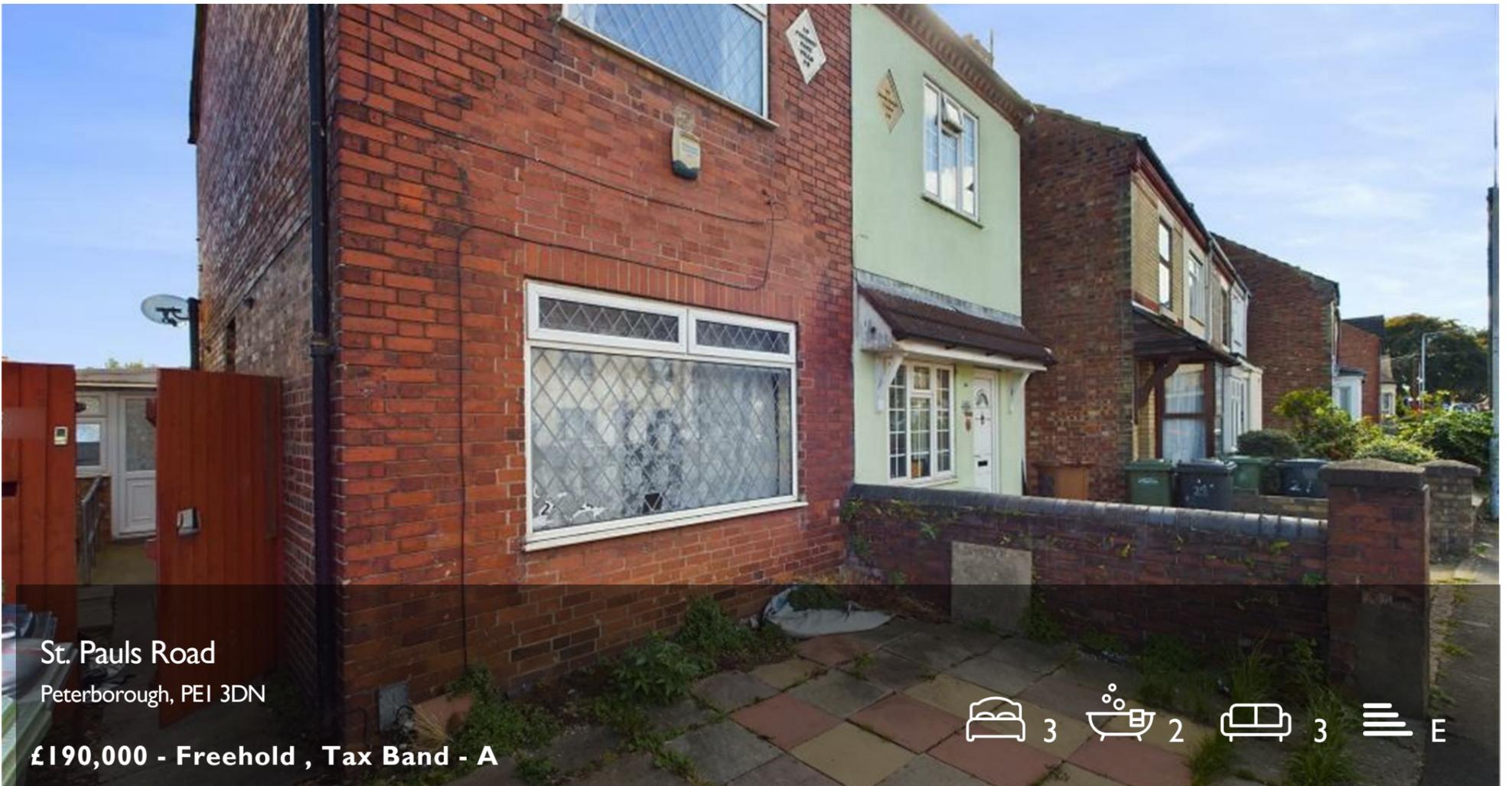
Area Map



Floor Plan

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.

Viewing



St. Pauls Road

Peterborough, PE1 3DN

£190,000 - Freehold , Tax Band - A



St. Pauls Road

Peterborough, PE1 3DN

Located in the heart of Peterborough's City Centre, St Pauls Road offers the perfect blend of convenience and comfort. This unique three-bedroom semi-detached property is ideal for families or investors, with easy access to local schools, amenities, and the A47 for commuting. Its central location makes it a prime choice for those looking to enjoy city living while still having a spacious and versatile home. Whether you're seeking a smart investment or a family-friendly residence, this property offers potential in an unbeatable location.

Presenting St Pauls Road, Peterborough – a unique and versatile three-bedroom semi-detached property that offers both character and space. Upon entering, you're welcomed by an entrance hall leading to a cosy lounge and an adjoining dining room. The kitchen is fitted with a matching range of base and eye-level units, offering ample space for a washing machine, fridge/freezer, and a free-standing cooker with an extractor. Upstairs, the property boasts two generously-sized double bedrooms and a family bathroom complete with a three-piece suite, including a bath with a shower over. An additional feature is the single-story extension accessed via the conservatory. This space includes a second lounge, a double bedroom with an en-suite fitted with a shower, WC, and wash hand basin, and a secondary kitchen equipped with base and eye-level units, perfect for added functionality. The exterior offers a low-maintenance, private rear garden, while the front provides access to a public footpath and convenient on-street parking. This property seamlessly blends comfort with practical living, making it a perfect home for families or those seeking multi-generational living arrangements.

- Entrance Hall**
1.00 x 0.91 (3'3" x 2'11")
- Living Room**
3.61 x 3.76 (11'10" x 12'4")
- Dining Room**
3.64 x 3.62 (11'11" x 11'10")
- Kitchen**
2.33 x 2.97 (7'7" x 9'8")
- Conservatory**
2.74 x 5.79 (8'11" x 18'11")
- Utility Room**
2.33 x 2.59 (7'7" x 8'5")
- Conservatory**
1.20 x 2.97 (3'11" x 9'8")
- Storage Cupboard**
1.80 x 1.14 (5'10" x 3'8")
- Bedroom Three**
3.20 x 3.91 (10'5" x 12'9")
- En-Suite To Bedroom Three**
1.79 x 1.67 (5'10" x 5'5")
- Landing**
98 x 3.70 (32'16" x 12'1")
- Master Bedroom**
3.63 x 2.88 (11'10" x 9'5")
- Bedroom Two**
2.52 x 3.63 (8'3" x 11'10")
- Bathroom**
3.61 x 2.32 (11'10" x 7'7")



Loft Space
EPC - E
 49/82
Tenure - Freehold
IMPORTANT LEGAL INFORMATION
 Property construction: Standard
 Community Green Space Charge: No
 Electricity supply: Mains electricity
 Solar Panels: No
 Other electricity sources: No
 Water supply: Mains
 Sewerage: Mains
 Heating: Gas
 Heating features: None
 Broadband: up to 1000Mbps
 Mobile: EE - Excellent, O2 - Excellent, Three - Great, Vodafone - Excellent
 Parking: On Street
 Building safety issues: Yes
 Restrictions - Listed Building: No
 Restrictions - Conservation Area: Yes
 Restrictions - Tree Preservation Orders: No
 Public right of way: No
 Long-term flood risk: No
 Coastal erosion risk: No
 Planning permission issues: No
 Accessibility and adaptations: None
 Coal mining area: No
 Non-coal mining area: No
 Energy Performance rating: E

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

