



Tennyson Road
Peterborough, PE1 3JD

Guide Price £200,000 - Freehold , Tax Band - A

2 | | | B

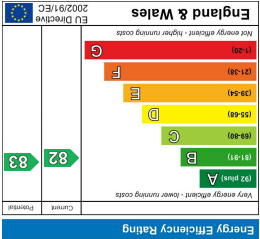
Floor Plan



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



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.

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****Guide Price £200,000 - £220,000****
A beautifully presented semi-detached home occupying a very generous plot on Tennyson Road, Peterborough, boasting a large gravelled frontage with excellent parking potential and a superb rear garden backing directly onto Fulbridge Recreation Ground. Complete with solar panels, a newly fitted kitchen, gas central heating, and full triple glazing, this well-appointed family home is not to be missed.

This beautifully presented semi-detached home offers superb family accommodation set on a very generous plot on the ever-popular Tennyson Road in Peterborough. The property benefits from a large gravelled frontage, providing excellent parking potential for multiple vehicles, while to the rear a very generous garden backs directly onto Fulbridge Recreation Ground, offering a wonderful sense of space and privacy rarely found in a home of this style. Internally, the ground floor is thoughtfully arranged to include a welcoming entrance hall, a convenient VWC and hallway, a handy utility room, and a newly fitted kitchen that flows effortlessly into a spacious lounge diner, creating the perfect setting for both everyday living and entertaining. Upstairs, the first floor comprises two well-proportioned bedrooms, including a generous master bedroom, alongside a family bathroom and a bright landing area that ties the accommodation together beautifully. Further benefits include solar panels, helping to keep energy costs down and adding valuable green credentials, along with gas central heating and full triple glazing throughout, ensuring the home is warm, efficient, and comfortable all year round. With its combination of a private, expansive plot, contemporary interior finishes, and an unbeatable rear aspect onto open recreational land, this delightful home represents a fantastic opportunity for growing families and early viewing is highly recommended to avoid disappointment.

Entrance Hall
2.14 x 1.60 (7'0" x 5'2")

Lounge Diner
3.52 x 4.88 (11'6" x 16'0")

Kitchen
2.40 x 3.37 (7'10" x 11'0")

Hallway
0.85 x 0.94 (2'9" x 3'1")

Utility Room
1.47 x 2.40 (4'9" x 7'10")

WC
0.84 x 1.30 (2'9" x 4'3")

Landing
4.29 x 2.12 (14'0" x 6'11")

Master Bedroom
3.36 x 3.71 (11'0" x 12'2")

Bathroom
2.63 x 1.89 (8'7" x 6'2")

Bedroom Two
2.64 x 3.92 (8'7" x 12'10")

EPC - B
82/83

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: Yes
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: Off Street Parking
Solar Panels: Yes - Leased
Water: Mains
Electricity: Mains Supply
Sewerage: Mains
Heating: Gas Mains
Internet connection: Fttp
Internet Speed: up to 5500Mbps
Mobile Coverage: EE - Great, O2 - Excellent, Three - Great, 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.

