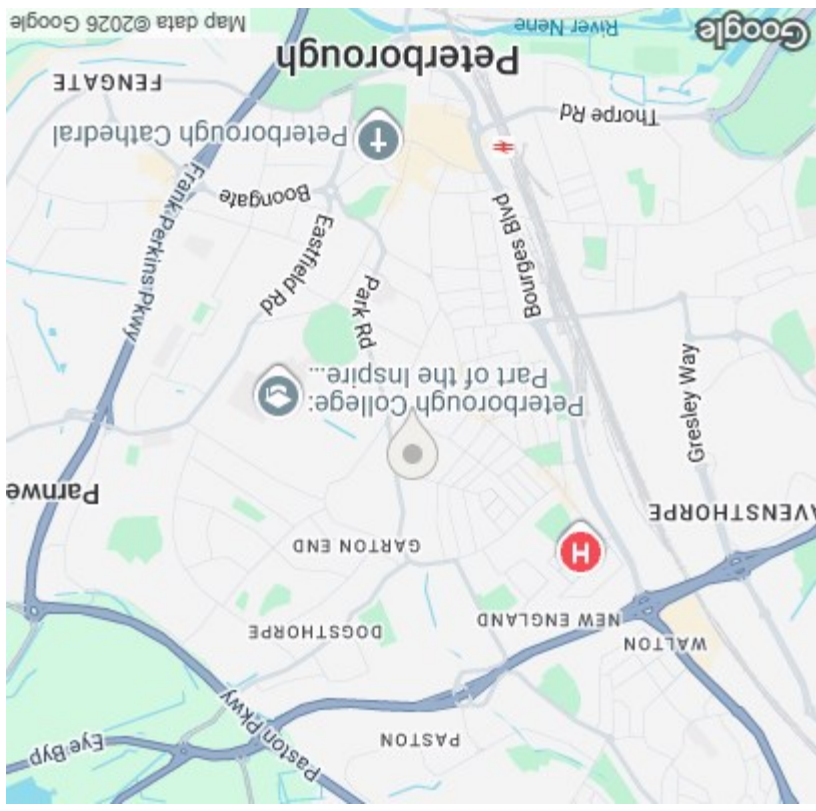
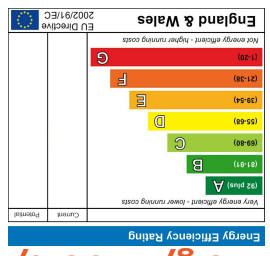


Disclaimer Important Notice: In accordance with the Property Misdescriptions Act (1991) we have prepared these Sales Particulars as a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey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

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

Energy Efficiency Graph



Area Map



Floor Plan



Waterloo Road
Peterborough, PE1 3AS

Offers In Excess Of £325,000 - Freehold , Tax Band - B



Waterloo Road

Peterborough, PE1 3AS

A rare opportunity to acquire this beautifully presented and generously extended three-bedroom semi-detached family home, situated in the ever-popular Waterloo Road, Peterborough. Offering an impressive and versatile layout across two floors, this wonderful property boasts spacious living accommodation, a stunning oversized garden, a single garage, and off-road parking — all complemented by gas central heating throughout. Early viewing is highly recommended, as a home of this calibre and size is unlikely to remain on the market for long.

Offered to the market in excellent condition, this beautifully presented and thoughtfully extended three-bedroom semi-detached family home occupies a highly desirable position on Waterloo Road, Peterborough, and is sure to attract a wide range of buyers. Upon entering through the welcoming entrance hallway, you are immediately struck by the sense of space and quality that flows throughout this impressive home. The ground floor has been cleverly extended and reconfigured to offer an exceptionally versatile layout, beginning with a bright and airy living room, perfect for relaxing evenings with the family. Adjacent to this sits a generous dining room, ideal for entertaining guests, which flows seamlessly into a well-appointed kitchen fitted with integrated appliances. To the rear, the property benefits from a wonderful diner — a fantastic additional reception space created as part of the extension — which floods with natural light and provides a superb area for everyday family living and socialising. Heading upstairs, the first floor landing gives access to three well-proportioned bedrooms, including a spacious master bedroom, a comfortable second bedroom, and a third bedroom that would equally suit a child's room, nursery, or home office. The family bathroom is neatly appointed and serves all three bedrooms with ease. Externally, one of the true standout features of this property is its exceptional garden — an expansive and rarely found outdoor space that has been significantly enlarged over the years through the additional purchase of adjoining land, offering outstanding potential for further development, landscaping, or simply a wonderful haven for children and garden enthusiasts alike. The property further benefits from gas central heating throughout, a single garage providing excellent storage or further parking options, and convenient off-road parking to the front, ensuring practicality to complement the lifestyle this home so readily affords. Viewing is strongly recommended to fully appreciate everything this outstanding family home has to offer.

Entrance Hall
1.68 x 3.37 (5'6" x 11'0")

Living Room
3.67 x 3.65 (12'0" x 11'11")

Dining Room
3.56 x 3.64 (11'8" x 11'11")

Kitchen
2.65 x 2.60 (8'8" x 8'6")

Diner
6.35 x 2.99 (20'9" x 9'9")

Landing
1.39 x 2.51 (4'6" x 8'2")

Master Bedroom
4.02 x 3.76 (13'2" x 12'4")

Bathroom
2.23 x 2.37 (7'3" x 7'9")



Bedroom Two
3.56 x 3.68 (11'8" x 12'0")

Bedroom Three
2.72 x 2.36 (8'11" x 7'8")

EPC - D
62/82

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 (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: Single Garage, Driveway Private, Off Street Parking
- Solar Panels: No
- Water: Mains
- Electricity: Mains Supply
- Sewerage: Mains
- Heating: Gas Mains
- Internet connection: Fttp
- Internet Speed: up to 5500Mbps
- Mobile Coverage: EE - Great, 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.

