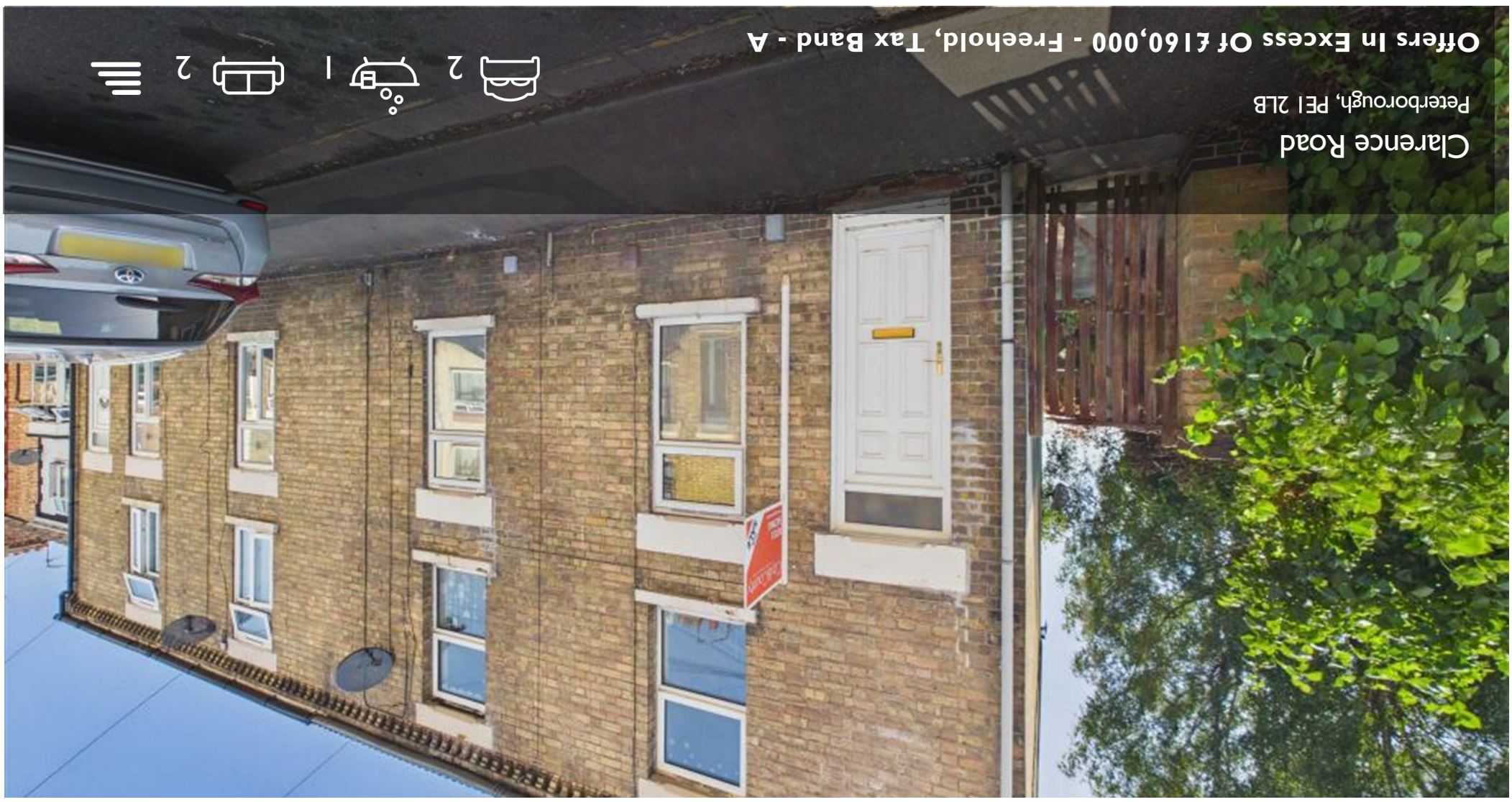


Clarence Road

Peterborough, PE1 2LB

Offers In Excess Of £160,000 - Freehold, Tax Band - A

2 1 2

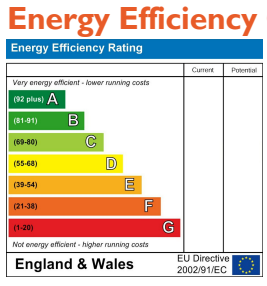
Floor Plan

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.

Clarence Road

Peterborough, PE1 2LB

A fantastic opportunity to acquire this generously proportioned double-width semi-detached home, offered for sale with no forward chain and situated in a convenient location on Clarence Road, within easy reach of Peterborough City Centre. Boasting spacious and versatile accommodation across two floors, including a extended reception space to the rear, two bedrooms, a family bathroom, and a downstairs WC, this property is ideal for a wide range of buyers. Further benefits include gas central heating and a low maintenance rear garden with storage. An early viewing is essential to fully appreciate the size and potential this property has to offer.

Offered for sale with no forward chain, this deceptively spacious double-width semi-detached home is ideally situated on Clarence Road, just a short distance from Peterborough City Centre, making it an excellent choice for families, professionals, and investors alike. Upon entering the property, you are welcomed by a central entrance hallway, which provides access to all ground floor accommodation and benefits from a convenient downstairs WC. The well-proportioned kitchen is fitted to the front of the property and flows naturally into the heart of the home. The property has been extended to the rear, creating a generous dining room that is perfect for entertaining, while the impressive living room offers an abundance of space for family life and relaxed everyday living. To the first floor, the landing gives access to all upstairs rooms, including the spacious master bedroom, a comfortable second double bedroom, and a well-appointed family bathroom. The property benefits from gas central heating throughout, ensuring warmth and comfort all year round. Externally, the rear garden has been thoughtfully designed to be low maintenance, ideal for those with busy lifestyles, and also incorporates a useful storage room, providing excellent practicality. This is a fantastic opportunity to acquire a substantial family home in a convenient and well-connected location — early viewing is highly recommended to fully appreciate all that this property has to offer.

Living Room
3.47 x 6.88 (11'4" x 22'6")

Kitchen
2.11 x 3.38 (6'11" x 11'1")

Hallway
1.15 x 1.60 (3'9" x 5'2")

WC
0.98 x 1.55 (3'2" x 5'1")

Dining Room
3.99 x 3.85 (13'1" x 12'7")

Landing
1.75 x 3.41 (5'8" x 11'2")

Master Bedroom
3.43 x 3.36 (11'3" x 11'0")

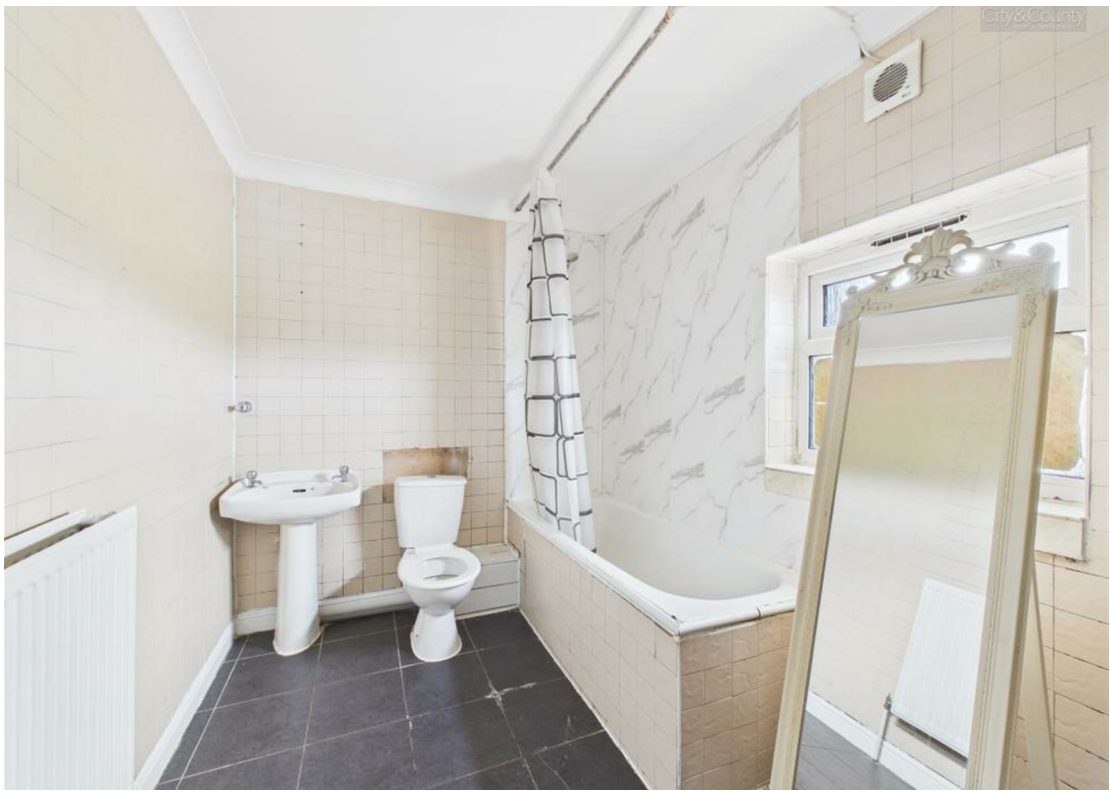
Bathroom
2.12 x 3.39 (6'11" x 11'1")

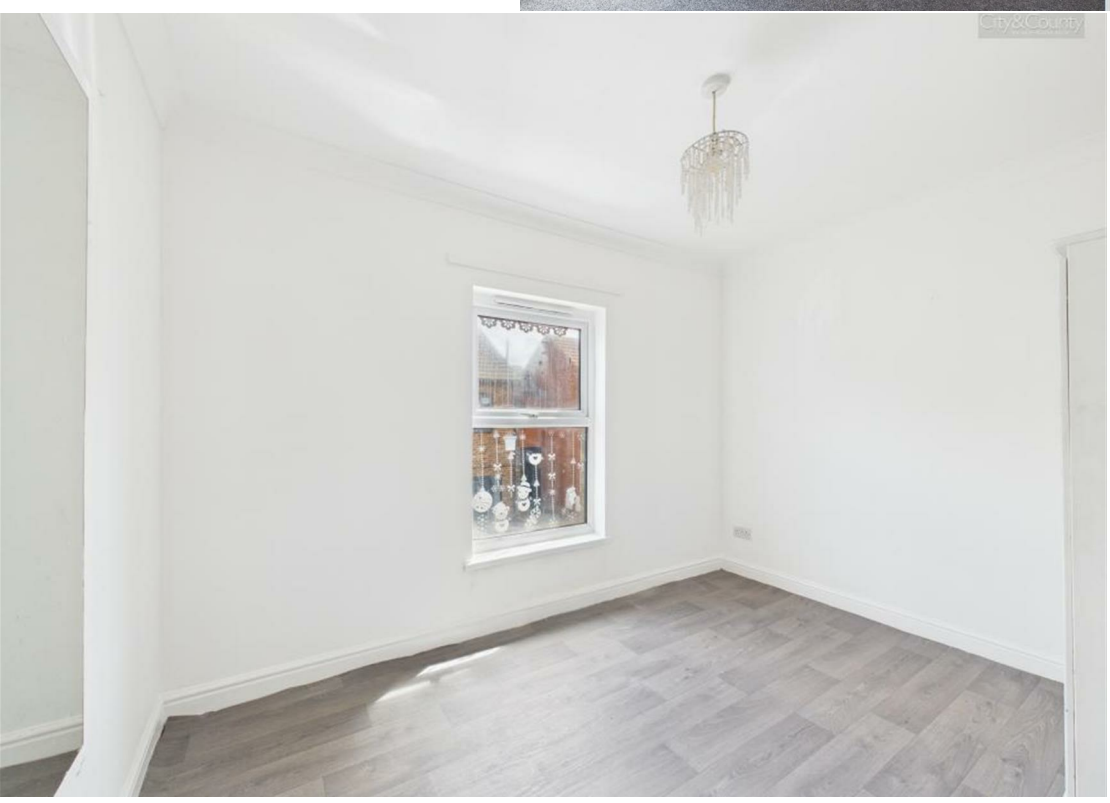
Bedroom Two
2.56 x 3.40 (8'4" x 11'1")

EPC - D
66/86

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: 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.