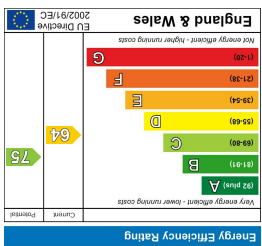
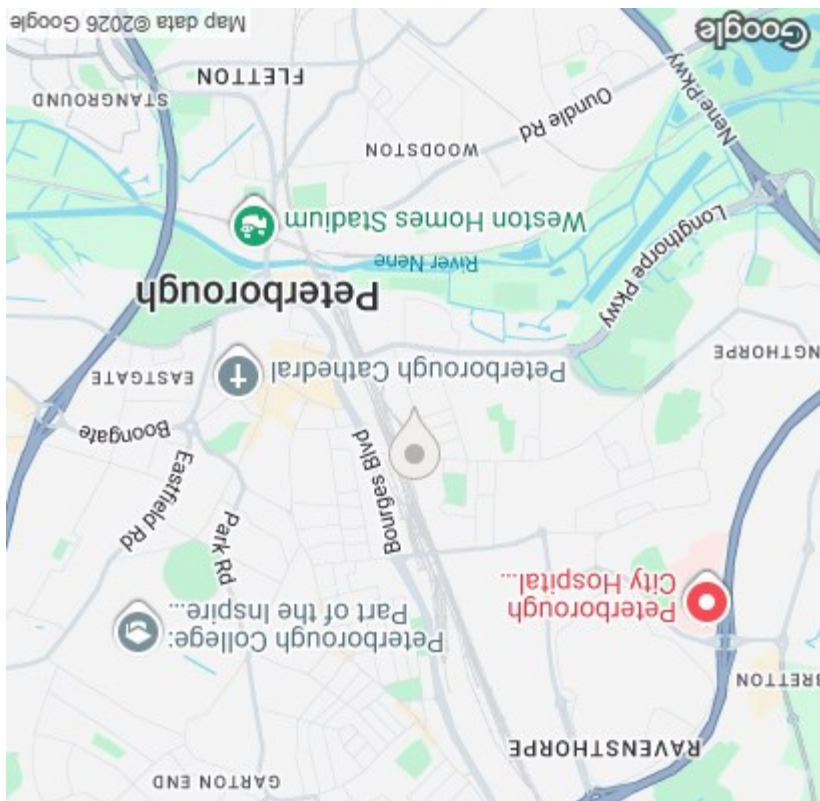


Disclaimer Important Notice: In accordance with the Property Misdescriptions Act (1991) we have prepared these Sales Particulars as a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey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



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



Midland Road

West Town, Peterborough, PE3 6DD

£249,950 - Freehold , Tax Band - A



Midland Road

West Town, Peterborough, PE3
6DD

Located in the heart of Peterborough, this well presented three bedroom terraced home offers spacious accommodation across three floors, featuring two reception rooms, a converted loft, and a private enclosed rear garden. With character features throughout, a downstairs WC, and an upstairs family bathroom, this property is ideal for both homeowners and investors alike.

This attractive terraced property welcomes you via an entrance porch leading into a cosy living room positioned at the front of the home, featuring a bay window that enhances natural light and adds to the character feel. Moving through, the separate dining room offers a generous space ideal for entertaining or family living, with a layout that flows naturally towards the rear of the property. The kitchen is set beyond the hallway and provides a functional cooking space with access through to a useful utility room, which in turn leads to a convenient ground floor WC. This rear section of the property offers excellent practicality and scope for further enhancement if desired. On the first floor, the master bedroom is well proportioned and sits to the front, while a second double bedroom is positioned to the rear. A unique addition to this level is the dressing room, offering flexibility for storage or potential workspace. The family bathroom is also located on this floor and serves the main accommodation. The converted loft provides the third bedroom, creating a versatile space that could be used as a guest room, office, or additional living area, subject to requirements. Externally, the property enjoys a private enclosed rear garden, perfect for relaxing or entertaining, with a good degree of privacy. Permit parking is available to the front, and the central location offers easy access to local amenities, transport links, and the city centre. Overall, this is a well presented home full of character, offering generous space across three floors in a highly convenient location.

Entrance Porch

Entrance Hall
0.88 x 4.47 (2'10" x 14'7")

Living Room
3.20 x 3.93 (10'5" x 12'10")

Dining Room
4.17 x 3.75 (13'8" x 12'3")

Hallway
3.42 x 3.90 (9'10" x 12'9")

Kitchen
2.20 x 2.85 (7'2" x 9'4")

Utility Room
2.14 x 3.71 (7'0" x 12'2")

WC
0.94 x 1.58 (3'1" x 5'2")

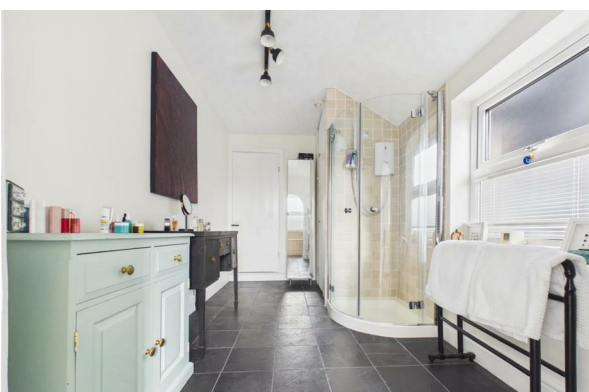
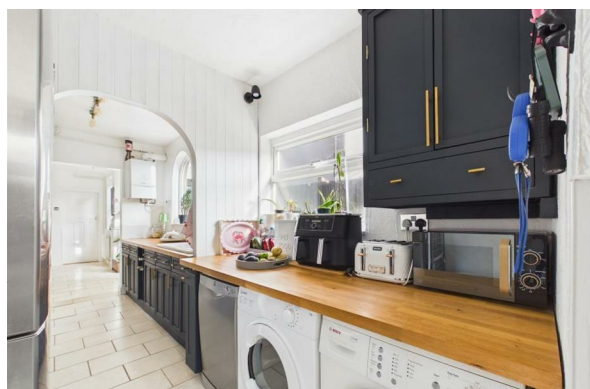
Landing
1.02 x 3.97 (3'4" x 13'0")

Master Bedroom
4.18 x 3.93 (13'8" x 12'10")

Bedroom Two
2.99 x 3.74 (9'9" x 12'3")

Dressing Room
2.23 x 3.77 (7'3" x 12'4")

Bathroom
2.06 x 1.64 (6'9" x 5'4")



Bedroom Three
3.62 x 5.98 (11'10" x 19'7")

EPC - D
64/75

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: Street Parking - Permit Required
- Solar Panels: No
- Water: Mains
- Electricity: Mains Supply
- Sewerage: Mains
- Heating: Gas Mains
- Internet connection: Cable
- Internet Speed: TBC
- Mobile Coverage: TBC

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

