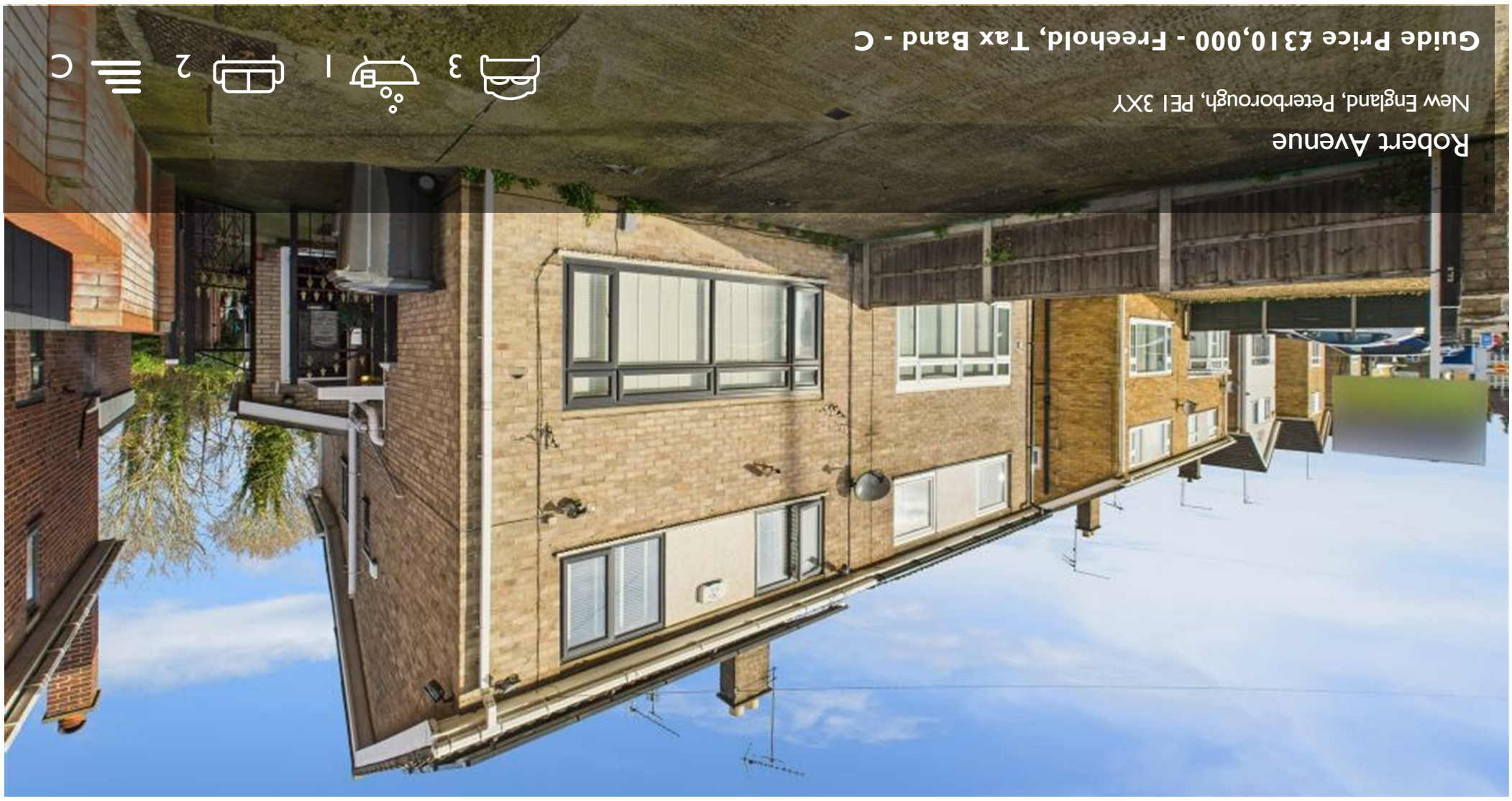


Robert Avenue

New England, Peterborough, PE1 3XY

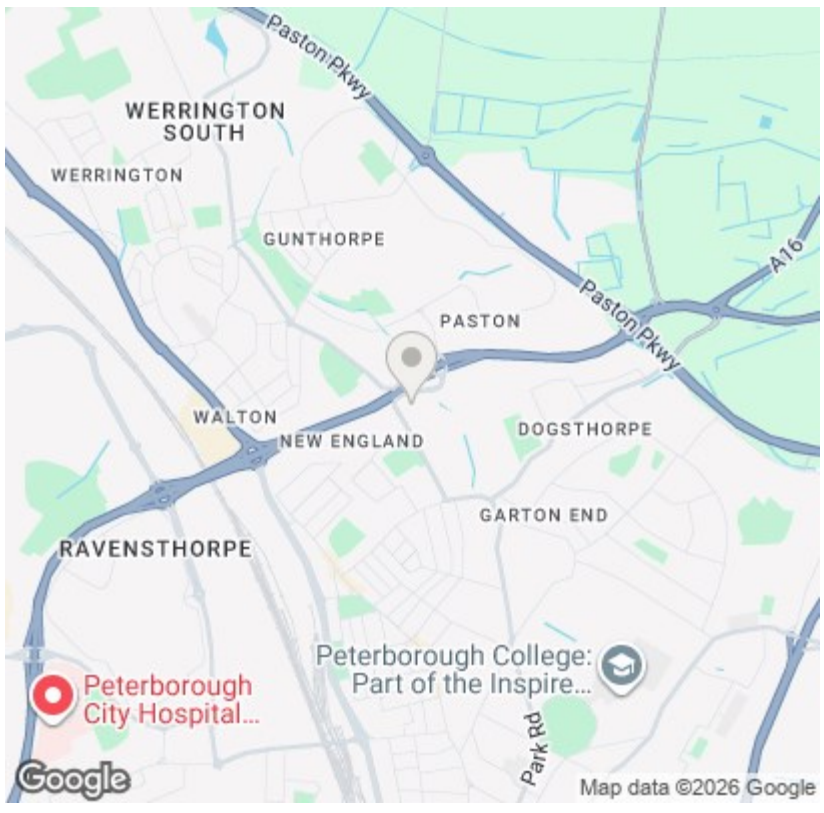
Guide Price £310,000 - Freehold, Tax Band - C

3 1 2 C

Floor Plan



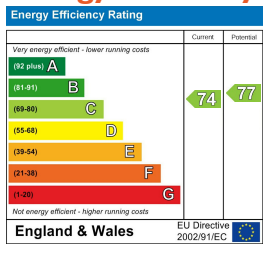
Area Map



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.

Robert Avenue

New England, Peterborough, PE1 3XY

***Guide Price £310,000 - £320,000 ***

Robert Avenue in Peterborough offers an ideal opportunity for families seeking space, convenience, and modern living. This heavily extended semi-detached home comes with no forward chain and features a thoughtfully designed loft conversion, adding to its generous layout. Inside, you'll find three versatile reception rooms and two well-appointed bathrooms, giving you flexibility for family life, entertaining, or working from home. Outside, the property continues to impress with a low-maintenance garden and a brick-built outbuilding perfect for additional storage, along with a driveway providing off-road parking. Altogether, it's a superb family home offering both comfort and practicality in a sought-after location.

This beautifully extended semi-detached home on Robert Avenue, Peterborough, offers a generous and highly practical layout across three floors, making it an exceptional choice for family living. The ground floor has been thoughtfully redesigned to create an impressive flow of versatile living spaces. A welcoming entrance hall leads into a bright lounge at the front of the property, while the extension opens up a spacious sequence of rooms including a living area, dining area and a cosy snug, perfect for relaxing or entertaining. The kitchen sits conveniently at the heart of the home, with a ground-floor bathroom completing this level.
Upstairs, the first-floor features three well-proportioned bedrooms, including a comfortable master bedroom, along with a family bathroom and a separate WC for added convenience. The loft conversion provides a fantastic additional double bedroom on the top floor, offering privacy and flexibility—ideal for older children, guests or even a dedicated home office.
The exterior is equally appealing, with a low-maintenance rear garden that includes a brick-built outbuilding for storage, while the front of the property benefits from a driveway providing off-road parking. Offering extensive living space, modern family comforts and the advantage of no forward chain, this home represents an excellent opportunity in a sought-after residential location.

Entrance Hall
1.87 x 1.94 (6'1" x 6'4")

Lounge
5.05 x 3.20 (16'6" x 10'5")

Living Area
3.00 x 3.68 (9'10" x 12'0")

Dining Area
2.76 x 4.25 (9'0" x 13'11")

Snug
2.77 x 1.71 (9'1" x 5'7")

Kitchen
2.68 x 6.69 (8'9" x 21'11")

Bathroom
2.62 x 2.07 (8'7" x 6'9")

Landing
3.17 x 1.94 (10'4" x 6'4")

Master Bedroom
5.01 x 3.16 (16'5" x 10'4")

WC To Master Bedroom
0.82 x 1.35 (2'8" x 4'5")

Bedroom Two
2.61 x 5.04 (8'6" x 16'6")

Bathroom
1.71 x 1.83 (5'7" x 6'0")

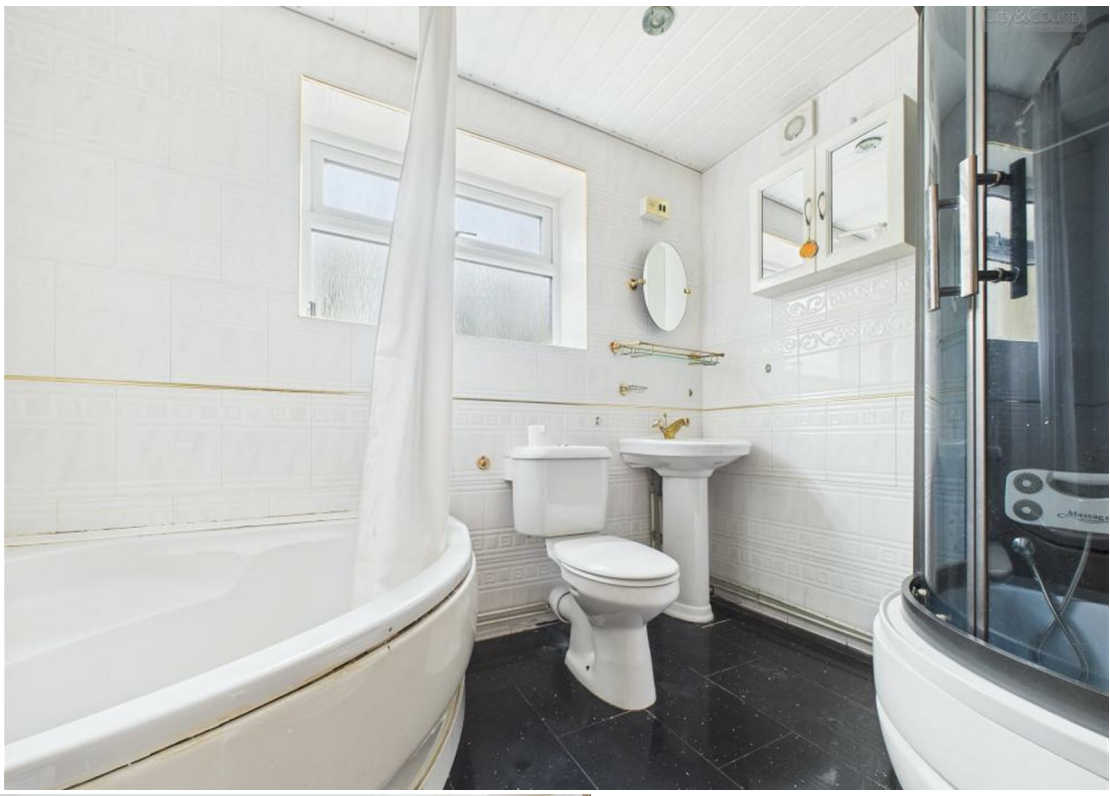
Bedroom Three
2.04 x 2.69 (6'8" x 8'9")



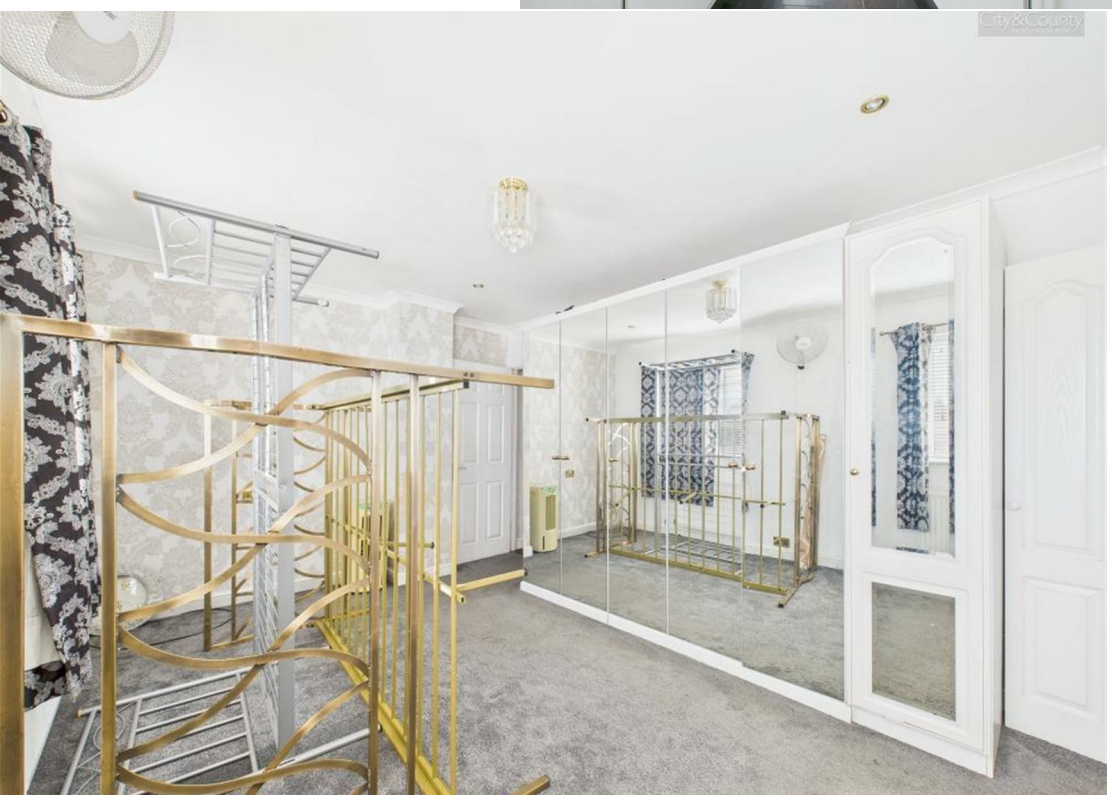
















Loft Conversion
4.99 x 3.24 (16'4" x 10'7")

EPC - C
74/77

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: Driveway Private
Solar Panels: Yes - Leased
Water: Mains
Electricity: Mains Supply
Sewerage: Mains
Heating: Gas Mains, Solar Panels
Internet connection: Fttp
Internet Speed: up to 1800Mbps
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.

DISCLAIMER:
Important Notice:
The seller has informed us that alterations have been made to the property, with works to the loft. At the time of marketing, we have not seen evidence of planning permission, building-regulation approval, or completion certificates relating to these works.
Prospective purchasers must rely on their own enquiries and should satisfy themselves regarding the status, safety, and compliance of any alterations prior to exchange of contracts.
Your solicitor or surveyor may advise further checks, indemnity insurance, or retrospective applications if required.
No guarantee or warranty is given by the agent or seller regarding the compliance of any past works.

DRAFT DETAILS AWAITING VENDOR APPROVAL





