

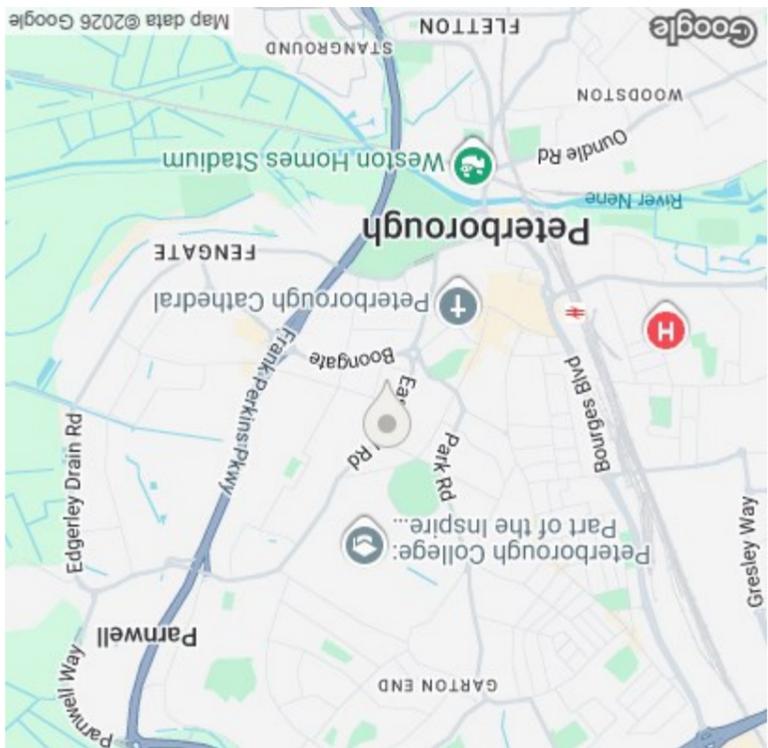
Disclaimer Important Notice: In accordance with the Property Misdescriptions Act (1991) we have prepared these Sales Particulars as a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey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

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 Rating	
Current Rating	Very Energy Efficient - lower running costs
A	(95-100)
B	(81-94)
C	(69-80)
D	(55-68)
E	(39-54)
F	(29-38)
G	(1-28)

EU Directive 2002/91/EC
 For energy ratings - higher running costs

Energy Efficiency Graph



Area Map



Floor Plan



Whalley Street
 Peterborough, PE1 5EB

Guide Price £150,000 - Freehold , Tax Band - A



Whalley Street Peterborough, PE1 5EB

****Guide Price £150,000 - £170,000****

This beautifully refurbished end-terraced house on Whalley Street, Peterborough is finished to a high standard throughout and offers stylish, modern living in a convenient location. Featuring an open-plan ground floor, contemporary kitchen and bathroom, two well-proportioned bedrooms and a generous rear garden, the property is ideal for first-time buyers or investors and is offered for sale with no forward chain.

This fully refurbished end-terraced home on Whalley Street, Peterborough offers a superb opportunity for first-time buyers and investors alike, combining stylish finishes with a practical and well-considered layout. The ground floor opens into a bright and spacious open-plan living, dining and kitchen area, thoughtfully arranged to create a seamless flow that's ideal for both everyday living and entertaining; the modern kitchen is sleek and contemporary, complemented by high-quality fittings, while tasteful wall panelling throughout adds character and a sense of refined design. From this main living space, the layout leads through to a convenient inner hallway and a beautifully finished modern bathroom, completing the ground floor with both style and functionality. Upstairs, the first floor provides two well-proportioned bedrooms, including a generous master bedroom and a second bedroom that comfortably accommodates a double bed or works equally well as a guest room or home office, all accessed from a compact landing that makes efficient use of space. Externally, the property benefits from a large rear garden, offering excellent potential for outdoor dining, entertaining, or future landscaping, while its end-terrace position enhances privacy and natural light. Finished to a high standard throughout and presented in move-in-ready condition, this attractive home is offered for sale with no forward chain, making it a straightforward and appealing purchase in a popular residential location.

Living/Dining/Kitchen Area

4.00 x 6.81 (13'1" x 22'4")

Hallway

1.24 x 1.05 (4'0" x 3'5")

Bathroom

1.71 x 2.28 (5'7" x 7'5")

Landing

0.89 x 1.09 (2'11" x 3'6")

Master Bedroom

3.96 x 3.05 (12'11" x 10'0")

Bedroom Two

3.04 x 3.63 (9'11" x 11'10")

EPC - D

56/85

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: Yes
 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 1800Mbps
 Mobile Coverage: EE - Excellent, 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.

DRAFT DETAILS AWAITING VENDOR APPROVAL

