

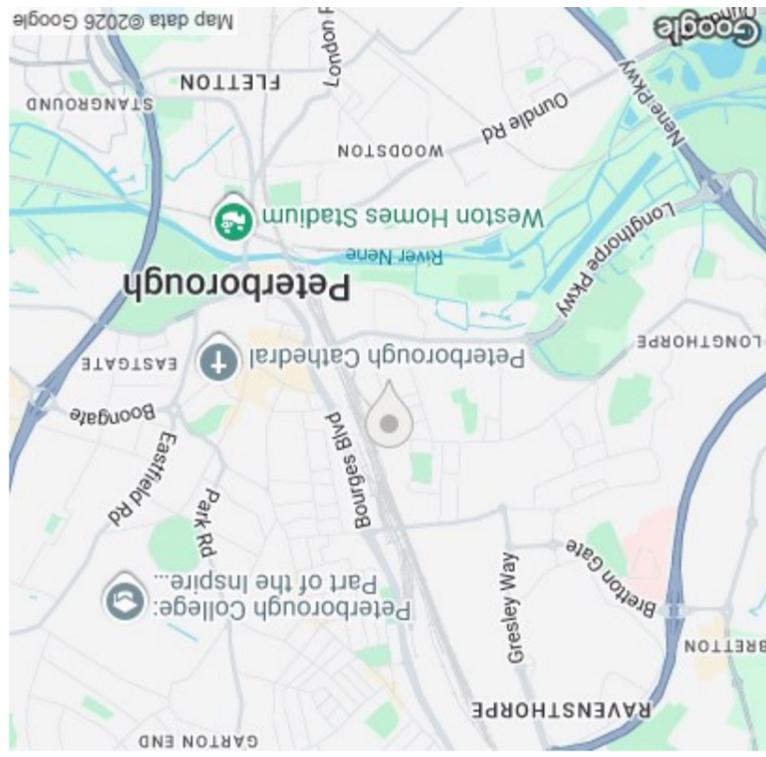
Disclaimer Important Notice: In accordance with the Property Misdescriptions Act (1991) we have prepared these Sales Particulars as a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey 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, 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. YOU MAY FIND THE FOLLOWING LINK USEFUL - <https://www.peterborough.gov.uk/residents/housing/selective-licensing/selective-licensing-areas/>

Energy Efficiency Rating	
Current	Minimum
A (79-91)	A (79-91)
B (69-78)	B (69-78)
C (59-68)	C (59-68)
D (49-58)	D (49-58)
E (39-48)	E (39-48)
F (29-38)	F (29-38)
G (1-28)	G (1-28)

Any energy efficient lower rating costs
 Any energy efficient higher rating costs
 EPC 2020/1/EC

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



Holdich Street
 West Town, Peterborough, PE3 6DH

Offers In Excess Of £165,000 - Freehold , Tax Band - A



Holdich Street

West Town, Peterborough, PE3 6DH

A well-located mid-terraced home offered with no forward chain, situated on Holdich Street in the popular West Town area of Peterborough, just a short distance from the City Centre and train station with direct rail links to London Kings Cross. The property features well-balanced accommodation arranged over two floors, along with front and rear gardens, making it an ideal purchase for first-time buyers, professionals, or investors seeking convenience and strong transport connections.

Situated on the popular Holdich Street in the sought-after West Town area of Peterborough, this well-presented mid-terraced house is offered with no forward chain and provides a thoughtfully arranged layout ideal for modern living, all within easy reach of the City Centre and the train station with direct rail links to London Kings Cross. The property is approached via a front garden and, upon entering, you are welcomed into a central hallway that provides access to the main ground floor accommodation and the staircase to the first floor. To the front of the home sits a comfortable living room, offering a cosy yet versatile space for relaxation, while to the rear, a spacious dining room forms the heart of the home, perfect for everyday family life or entertaining, with a natural flow through to the fitted kitchen positioned at the back of the property. The kitchen enjoys direct access to the rear garden, making it ideal for indoor-outdoor living and summer dining. Upstairs, the layout continues to impress with a well-proportioned master bedroom to the front, a second generous bedroom to the rear, and a family bathroom thoughtfully positioned off the landing, all arranged to maximise space and practicality. Externally, the property benefits from both front and rear gardens, providing private outdoor areas rarely found so conveniently close to the city, and with its excellent location, well-balanced accommodation across two floors, and the added advantage of no onward chain, this home represents an ideal opportunity for first-time buyers, professionals, or investors alike.

Living Room

3.77 x 3.25 (12'4" x 10'7")

Hallway

0.80 x 0.82 (2'7" x 2'8")

Dining Room

3.83 x 3.41 (12'6" x 11'2")

Kitchen

2.25 x 2.85 (7'4" x 9'4")

Landing

0.86 x 3.55 (2'9" x 11'7")

Master Bedroom

3.48 x 3.25 (11'5" x 10'7")

Bedroom Two

2.81 x 3.45 (9'2" x 11'3")

Bathroom

2.27 x 2.86 (7'5" x 9'4")

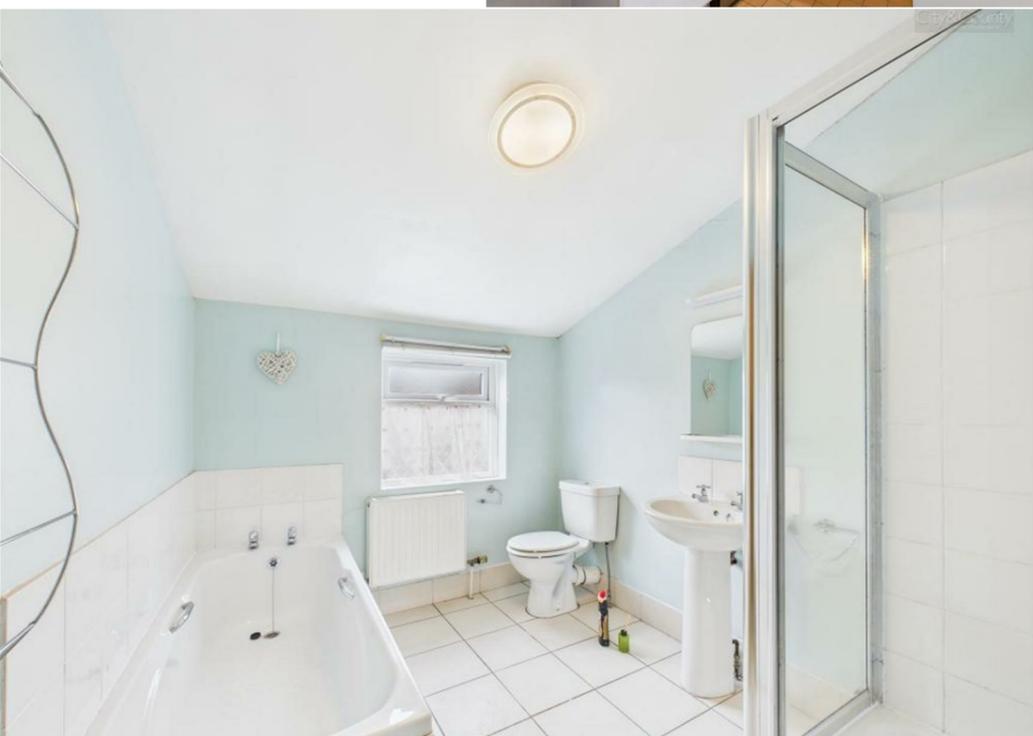
EPC - D

60/80

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: Fttp
Internet Speed: up to 1000Mbps
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.