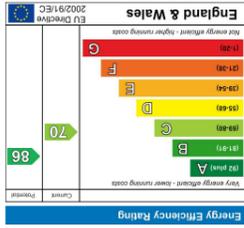
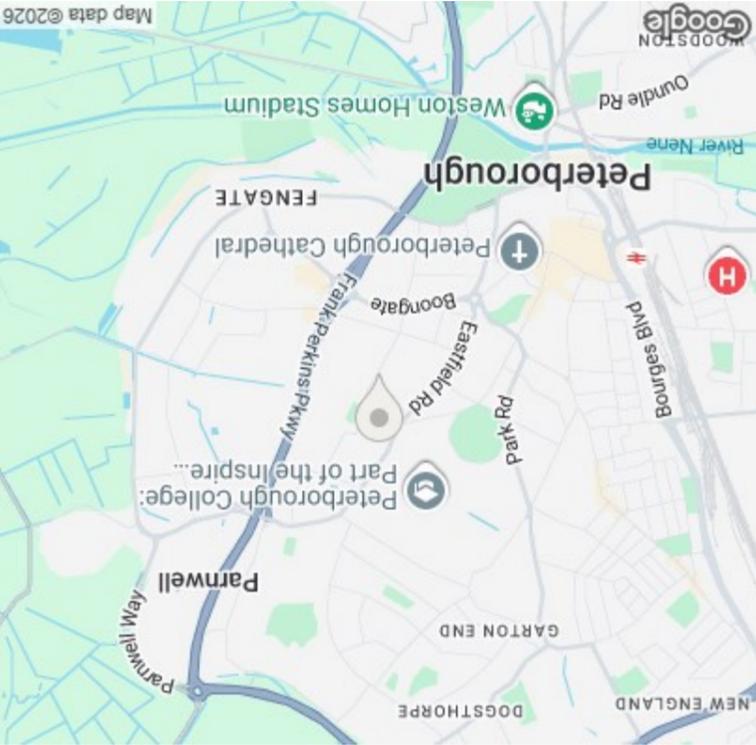


Disclaimer Important Notice in accordance with the Property Misdescriptions Act (1991) we have prepared these Sales Particulars as a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey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



Energy Efficiency Graph



Area Map

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



Floor Plan



Saxon Road

Eastfield, Peterborough, PE1 5JT

Offers In Excess Of £180,000 - Freehold , Tax Band - A



Saxon Road

Eastfield, Peterborough, PE1 5JT

Situated on Saxon Road in Eastfield, Peterborough, this spacious end-terraced home offers generous accommodation across two floors and presents an excellent opportunity for first-time buyers or investors alike. With sitting tenants currently in place on a rolling contract and the option for vacant possession if required, the property combines flexibility with strong appeal, further benefitting from front and rear gardens and a convenient location close to local amenities and transport links.

Positioned on the ever-popular Saxon Road in Eastfield, Peterborough, this spacious end-terraced home offers well-balanced accommodation across two floors and represents an ideal first-time purchase or investment opportunity, currently benefitting from sitting tenants on a rolling contract with the flexibility to be sold with vacant possession if required. Upon entering the property, you are welcomed into a bright entrance hallway with stairs rising to the first floor and access into the main living areas, immediately setting the tone for the practical layout throughout. The living room is generously proportioned, providing ample space for both comfortable seating and additional furnishings, with natural light enhancing the sense of space and creating an inviting setting for relaxing or entertaining. From here, the layout flows through to the kitchen diner at the rear of the property, a well-arranged and sociable space offering plenty of worktop and storage options along with room for a dining table, making it perfectly suited to everyday family life. A rear hallway links conveniently to a useful ground floor WC and provides access out to the garden, adding to the home's practicality. To the first floor, the landing leads to three well-proportioned bedrooms, including a spacious principal bedroom, a comfortable second bedroom, and a versatile third bedroom ideal for a child's room, home office or guest space, all served by a family bathroom fitted with a modern suite. Externally, the property benefits from a front garden that enhances its kerb appeal, while to the rear there is a fair-sized enclosed garden offering excellent outdoor space for relaxing, gardening or entertaining during the warmer months. Combining generous internal accommodation with a convenient location close to local amenities, transport links and schooling, this well-presented end-terrace presents a superb opportunity for buyers seeking a ready-made investment or a home with the potential to make their own.

Entrance Hall
1.77 x 1.18 (5'9" x 3'10")

Living Room
3.63 x 4.23 (11'10" x 13'10")

Kitchen Diner
2.87 x 3.97 (9'4" x 13'0")

Hallway
1.39 x 1.09 (4'6" x 3'6")

WC
1.33 x 1.09 (4'4" x 3'6")

Landing
2.81 x 0.99 (9'2" x 3'2")

Master Bedroom
3.63 x 2.67 (11'10" x 8'9")

Bedroom Two
2.84 x 3.31 (9'3" x 10'10")



Bathroom
1.51 x 1.79 (4'11" x 5'10")

Bedroom Three
2.04 x 2.44 (6'8" x 8'0")

EPC - C
70/86

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: 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 NOT 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 - 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.

