

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.gov.uk/residents/housing-selective-licensing/>

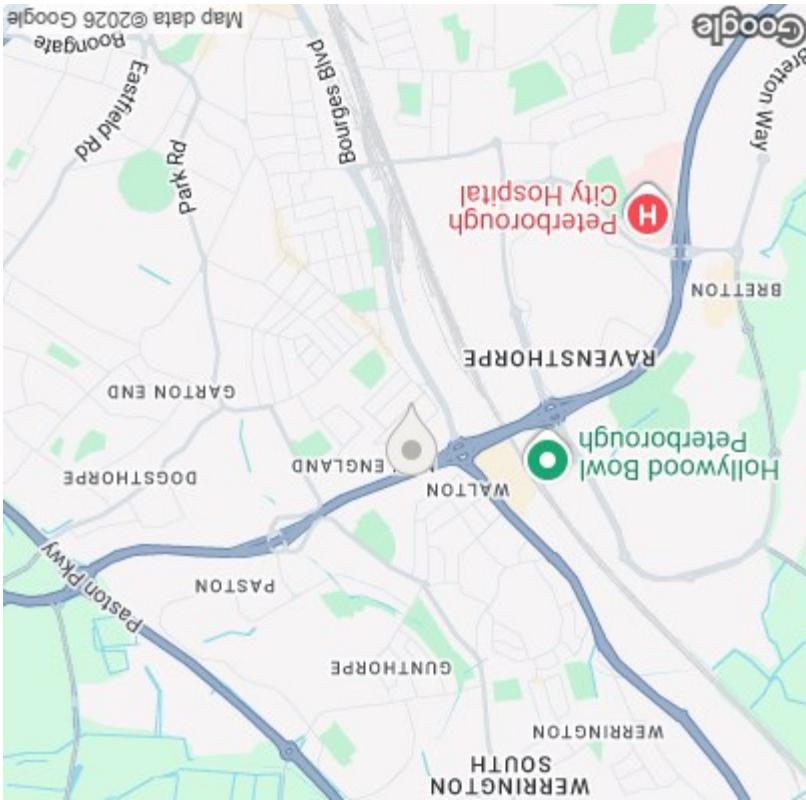
Please note that neither has the Agent prepared these Sales Particulars as a general guide to the validity of any guarantee or the availability of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. Neither has the Agent checked legal documents relating to vacant legal title of the property. All photographs, measurements, floorplans and descriptions 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.

Discriminatory notices: 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,

Please contact our City & County Estate Agents - Peterborough Office on 01733 563965 if you wish to arrange a viewing.

Viewing

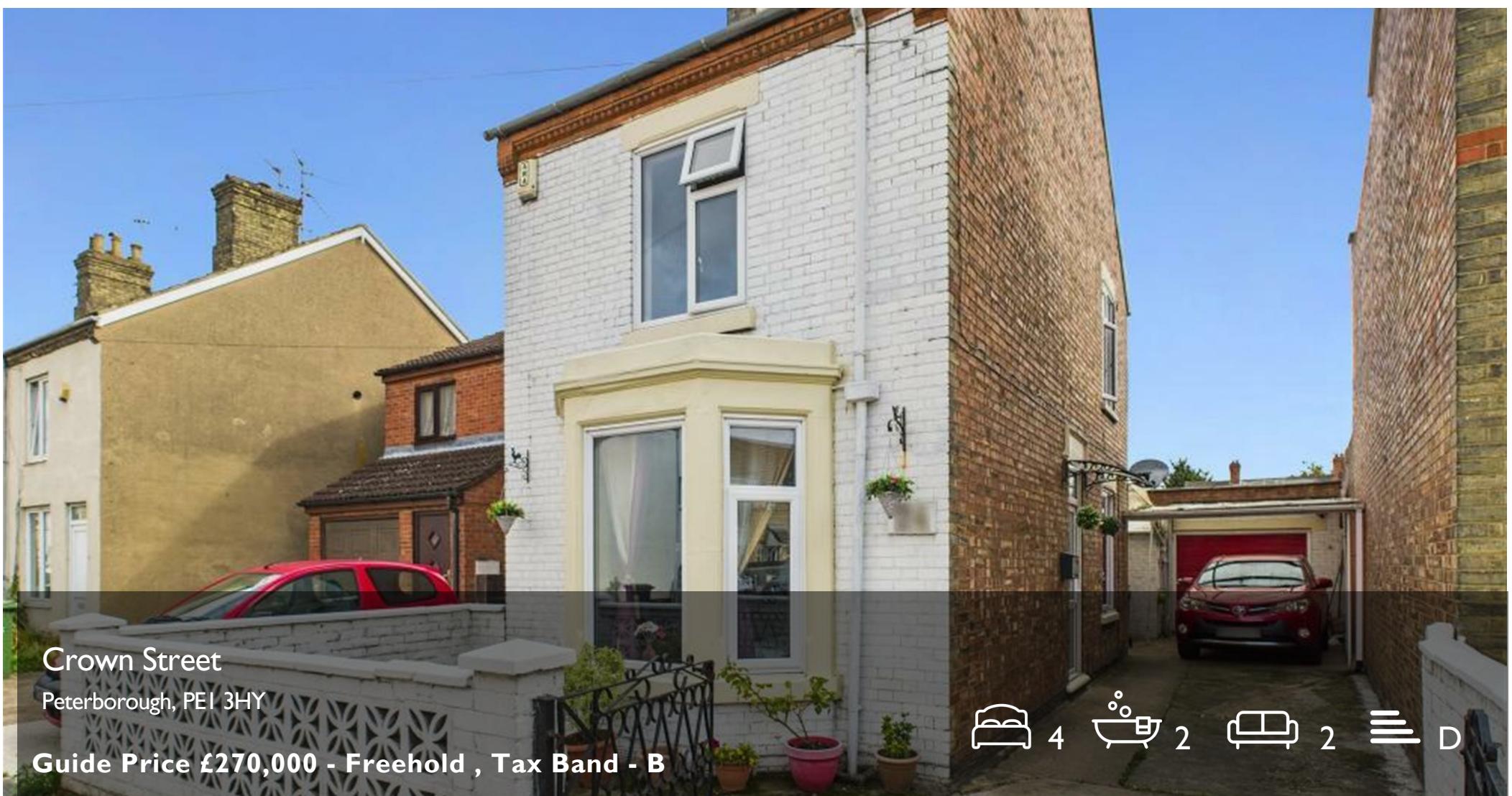
Energy Efficiency Graph



Area Map



Floor Plan



Crown Street

Peterborough, PE1 3HY

Guide Price £270,000 - £280,000 This deceptively spacious detached family home on Crown Street, close to Central Peterborough, offers excellent versatility with two reception rooms, a generous kitchen diner, and a bright conservatory. With four bedrooms including a ground-floor master with en-suite, ample off-street parking for up to four vehicles, and an integral garage currently used as storage, it is perfectly suited to modern family living. The private rear garden, mainly laid to lawn with mature planting, along with recent upgrades including replacement uPVC windows and a modern gas combi boiler, make this an attractive and practical home.

This deceptively spacious detached family home on Crown Street, close to Central Peterborough, offers an impressive blend of character, versatility, and practicality throughout. On entering, the welcoming hallway leads you into two separate reception rooms, one ideal for formal entertaining and the other perfect as a cosy family lounge, before flowing into the generous kitchen diner, a true heart of the home. From here, there is convenient access to a downstairs WC and an expansive conservatory overlooking the garden, providing a wonderful additional living space. The ground floor also features a well-proportioned master bedroom with an en-suite, complemented by an adjoining integral garage currently used as a storage room. Upstairs, three further bedrooms are served by a family bathroom, offering flexible accommodation for a growing family or guests. Outside, the property benefits from ample off-street parking for up to four vehicles, with the private rear garden enjoying a variety of mature plants and mainly laid to lawn for ease of maintenance. Recent improvements include replacement uPVC windows and a modern gas combi boiler, ensuring efficiency and peace of mind for the new owners.

Entrance Hall
0.86 x 0.89 (2'9" x 2'11")

Reception Room
3.80 x 3.62 (12'5" x 11'10")

Hallway
1.21 x 0.89 (3'11" x 2'11")

Living Room
3.80 x 3.60 (12'5" x 11'9")

Kitchen Diner
2.71 x 6.14 (8'10" x 20'1")

WC
0.87 x 1.99 (2'10" x 6'6")

Conservatory
3.93 x 3.72 (12'10" x 12'2")

Master Bedroom
2.88 x 3.65 (9'5" x 11'11")

En-Suite To Master Bedroom
2.88 x 1.36 (9'5" x 4'5")

Landing
0.87 x 3.74 (2'10" x 12'3")

Bedroom Two
3.79 x 3.62 (12'5" x 11'10")

Bedroom Three
2.72 x 3.01 (8'11" x 9'10")



Bathroom
2.74 x 1.19 (8'11" x 3'10")

Bedroom Four
2.73 x 2.31 (8'11" x 7'6")

Garage - Storage Room
3.04 x 3.16 (9'11" x 10'4")

EPC - D
57/76

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: Single Garage, Driveway Private, Off Street Parking
Solar Panels: No
Water: Mains
Electricity: Mains Supply
Sewerage: Mains
Heating: Gas Mains
Internet connection: Ftp
Internet Speed: up to 1800Mbps
Mobile Coverage: EE - Excellent, O2 - Great, Three - Excellent, 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.

DRAFT DETAILS AWAITING VENDOR APPROVAL