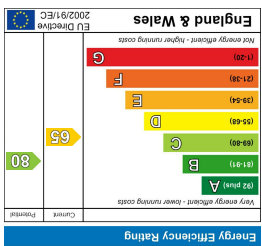
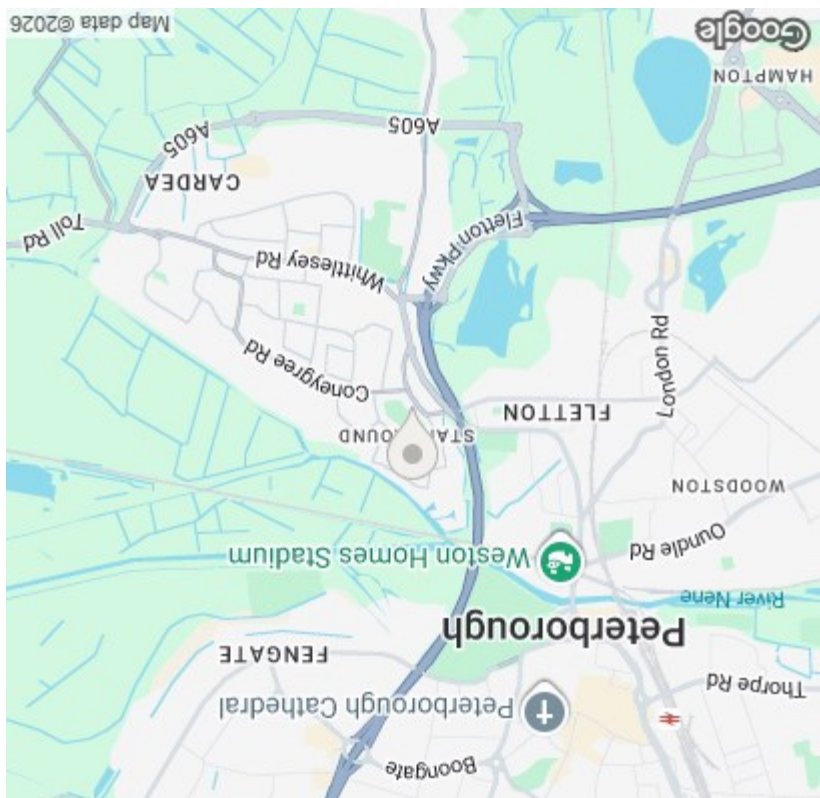


Disclaimer Important Notice: In accordance with the Property Misdescriptions Act (1991) we have prepared these Sales Particulars as a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey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



**Area Map**



**Floor Plan**



South Street

Stanground, Peterborough, PE2 8EU

Guide Price £210,000 - Freehold , Tax Band - B



## South Street

Stanground, Peterborough, PE2 8EU

Located on South Street in the area of Stanground, Peterborough, this spacious semi-detached home presents an excellent opportunity for buyers seeking a well-proportioned property with plenty of potential. Offered with no forward chain, the home benefits from gas central heating, off-road parking to the front, and a generous rear garden, making it an ideal choice for families, first-time buyers, or investors alike.

Situated on South Street in the popular area of Stanground, Peterborough, this spacious semi-detached home offers a well-balanced layout ideal for modern family living and is offered to the market with no forward chain. Upon entering, you are welcomed into a central entrance hallway which provides access to the principal ground floor rooms and staircase to the first floor, setting the tone for the generous accommodation throughout. To the front of the property, the dining room offers a versatile space for formal meals or entertaining, while to the rear, the well-proportioned living room provides a comfortable setting for relaxation, with a natural flow through to the conservatory, a bright and airy addition that overlooks the rear garden and creates an excellent additional reception space. The kitchen is conveniently positioned with access from the hallway and offers a practical layout for everyday use, with scope for personalisation if desired. Moving upstairs, the landing connects three bedrooms, including a spacious master bedroom, a second double bedroom, and a well-sized third bedroom, ideal as a nursery, guest room or home office, all served by a family bathroom. Externally, the property benefits from off-road parking to the front, while to the rear there is a generous garden providing ample space for outdoor enjoyment, gardening, or family activities. Further benefits include gas central heating, enhancing comfort and efficiency, making this an appealing and practical home ready for its next owners.

### Entrance Hall

1.32 x 1.34 (4'3" x 4'4")

### Living Room

3.63 x 5.25 (11'10" x 17'2")

### Conservatory

4.28 x 2.89 (14'0" x 9'5")

### Kitchen

3.14 x 1.93 (10'3" x 6'3")

### Dining Room

3.04 x 3.60 (9'11" x 11'9")

### Landing

2.87 x 1.80 (9'4" x 5'10")

### Master Bedroom

3.08 x 3.80 (10'1" x 12'5")

### Bathroom

2.04 x 1.78 (6'8" x 5'10")

### Bedroom Two

3.65 x 2.72 (11'11" x 8'11")

### Bedroom Three

2.71 x 2.42 (8'10" x 7'11")

### EPC - D

65/80

### 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 (answer yes if there are restrictions, eg does not allow pets): 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, Off Street Parking  
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.

**DRAFT DETAILS AWAITING VENDOR APPROVAL**

