

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 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/>

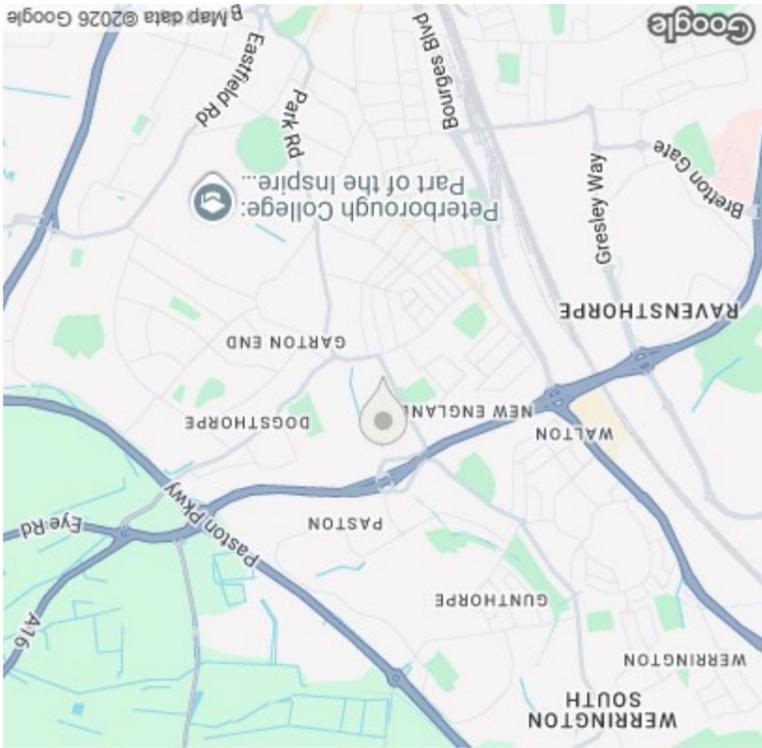
Energy Efficiency Rating	
Current	Minimum
A (92-100)	A (79-91)
B (81-91)	B (69-80)
C (69-80)	C (55-68)
D (55-68)	D (45-54)
E (45-54)	E (35-44)
F (35-44)	F (25-34)
G (25-34)	G (1-24)

Any energy efficient lower rating costs 10% more to build

Any energy efficient higher rating costs 10% less to build

EU Directive 2002/91/EC

Energy Efficiency Graph



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



Fulbridge Road

New England, Peterborough, PE1 3LA

An exceptional extended and fully refurbished semi-detached home on Fulbridge Road, Peterborough, featuring a stunning high-spec kitchen/diner with roof lantern, stylish new bathrooms, and a modern heating system with external insulation. Offering off-road parking, a generous rear garden, and presented with no forward chain, this turnkey property perfectly combines contemporary comfort with quality finishes throughout.

This beautifully extended and fully refurbished semi-detached home on Fulbridge Road, Peterborough, offers a perfect blend of modern living and classic charm. The property has undergone a comprehensive renovation throughout, including external insulation, a new heating system, and stylishly upgraded interiors. The ground floor features a welcoming entrance hall leading to a spacious lounge and an impressive open-plan kitchen and dining area, which has been thoughtfully extended to create a bright, airy space enhanced by a stunning roof lantern. The contemporary kitchen is finished to a high specification with sleek modern units and integrated appliances, ideal for family life and entertaining. A fully tiled ground floor shower room adds convenience and style. Upstairs, the home boasts three well-proportioned bedrooms and a luxurious family bathroom, also newly fitted and fully tiled to a superb standard. Externally, the property provides off-road parking to the front and a generous rear garden, offering ample outdoor space for relaxation or entertaining. Being offered for sale with no forward chain, this exceptional home is ready for immediate occupation and represents a fantastic opportunity for buyers seeking a turnkey property in a desirable location.

Entrance Hall
1.81 x 4.39 (5'11" x 14'4")

Lounge
3.30 x 3.78 (10'9" x 12'4")

Shower Room
1.81 x 2.19 (5'11" x 7'2")

Dining Area
3.31 x 3.24 (10'10" x 10'7")

Kitchen
5.06 x 2.79 (16'7" x 9'1")

Landing
1.17 x 2.16 (3'10" x 7'1")

Master Bedroom
3.20 x 3.34 (10'5" x 10'11")

Bedroom Two
3.22 x 3.25 (10'6" x 10'7")

Bathroom
1.97 x 2.26 (6'5" x 7'4")

Bedroom Three
1.98 x 2.35 (6'5" x 7'8")

EPC - C
73/86

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: 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 - Great, O2 - Excellent, 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

