



Gladstone Street, Peterborough PE1 2BD

welcome to

Gladstone Street, Peterborough

- Three-bedroom
- Spacious living
- Fitted kitchen
- Family bathroom
- Ideal for first-time buyers and investors

Tenure: Freehold EPC Rating: D

Council Tax Band: A

£170,000

Situated in a popular and convenient PE1 location, this well-presented three-bedroom terraced home offers spacious and versatile accommodation, making it an ideal purchase for first-time buyers, growing families, or investors alike.

The ground floor comprises a bright and welcoming living room, a fitted kitchen with ample storage and worktop space, and a separate dining area perfect for family meals and entertaining guests - the bathroom is downstairs.. Upstairs, the property benefits from three well-proportioned bedrooms with bedroom three through bedroom two.

Externally, the home enjoys a private rear garden, providing an excellent outdoor space to relax or entertain during the warmer months. The property is conveniently located close to local amenities, schools, transport links, and Peterborough City Centre, offering easy access to a wide range of shops, restaurants, and leisure facilities.

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

Hallway

Living Room

11' 6" x 10' 11" (3.51m x 3.33m)

Dining Room

11' 6" x 10' 10" (3.51m x 3.30m)

Kitchen

9' 1" x 6' 5" (2.77m x 1.96m)

Wet Room

First Floor

Bedroom One

11' 6" x 10' 9" (3.51m x 3.28m)

Bedroom Two

11' 6" x 10' 8" (3.51m x 3.25m)

Bedroom Three

9' 3" x 6' 5" (2.82m x 1.96m)

view this property online williamhbrown.co.uk/Property/PCG123941



Property Ref:

PCG123941 - 0002

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



william h brown



01733 311022



Peterborough@williamhbrown.co.uk



6-9 Fortune Buildings Cowgate,
PETERBOROUGH, Cambridgeshire, PE1 1LR



williamhbrown.co.uk