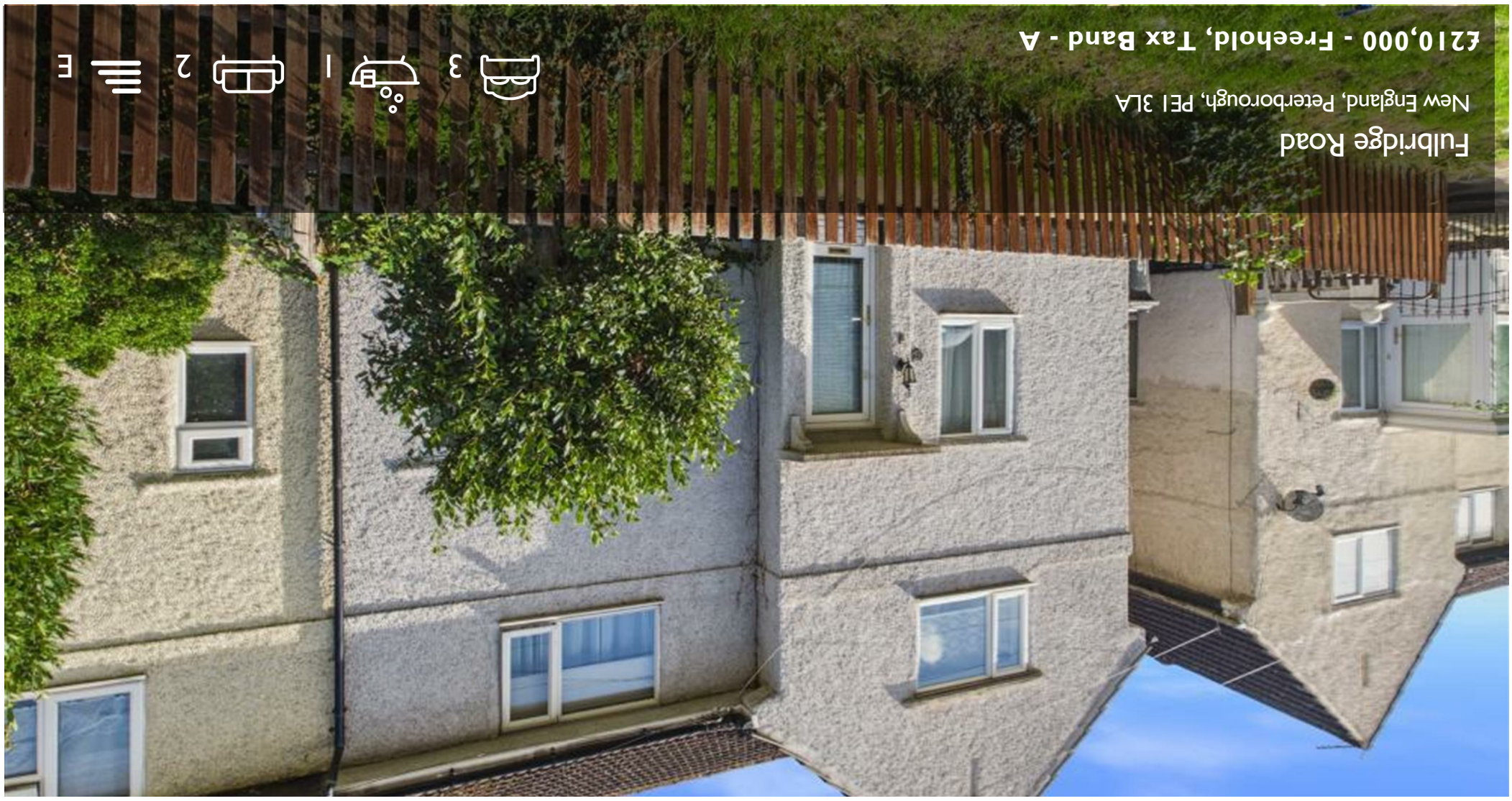


# Fulbridge Road

New England, Peterborough, PE1 3LA

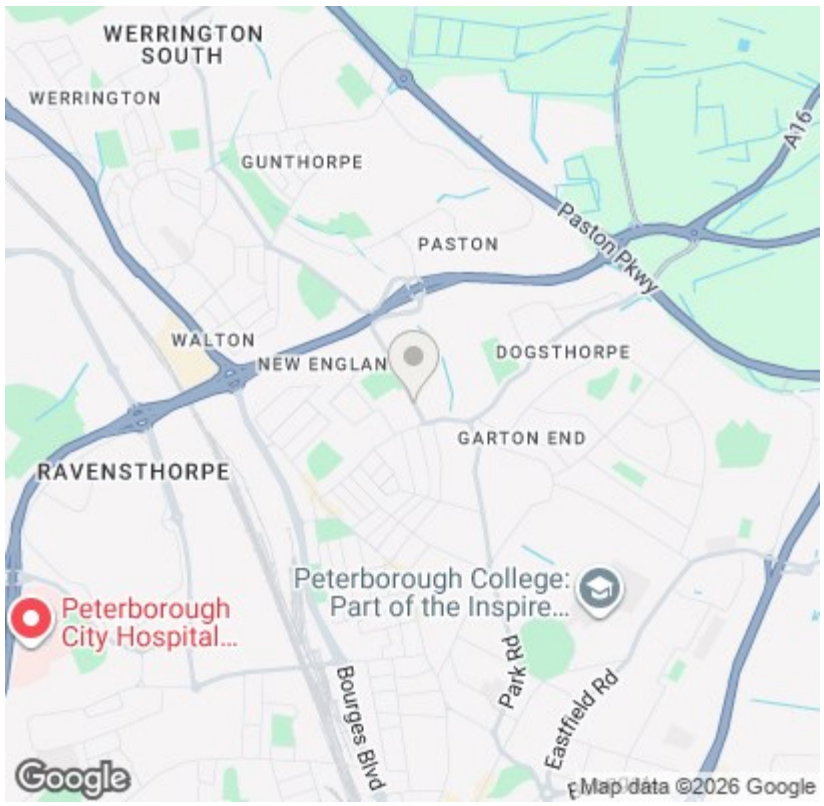
**£210,000 - Freehold, Tax Band - A**

3 | 1 | 2 | E

## Floor Plan



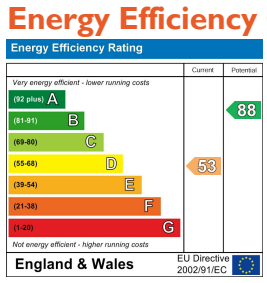

## Area Map




## 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




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 licencing 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.

# Fulbridge Road

## New England, Peterborough, PE1 3LA

Located on the popular Fulbridge Road in Peterborough, this spacious semi-detached home offers generously proportioned accommodation throughout, including a modern fitted kitchen, dining room, and living room to the ground floor, along with three bedrooms and a family bathroom upstairs. Complete with a recently replaced Worcester gas combi boiler, a detached garage, and a generous plot with ample private parking to the rear via secure gated access, this is a fantastic opportunity for families and buyers alike.

Stepping through the front door into the welcoming entrance hallway, this beautifully proportioned semi-detached home on the ever-popular Fulbridge Road in Peterborough immediately sets the tone for the space and versatility on offer throughout. From the hallway, a bright and airy dining room opens up, offering a wonderful setting for family meals and entertaining, while flowing seamlessly through to a stylish, modern fitted kitchen, complete with ample storage and workspace for the keen home cook. On the opposite side of the hallway, a generous living room provides a fantastic space to relax and unwind, benefitting from plenty of natural light, while a conveniently positioned WC completes the ground floor accommodation. Heading upstairs to the first floor, a central landing gives access to three well-proportioned bedrooms, including a spacious master bedroom, along with a family bathroom fitted to a good standard. Practicality has not been overlooked, with the property benefitting from a recently replaced Worcester gas combi boiler, offering peace of mind and efficient heating for years to come. Outside, the home continues to impress, sitting on a generous plot with ample private parking to the rear, accessed via secure gated access, providing both convenience and added security for residents. Altogether, this is a fantastic family home combining space, comfort, and a highly sought-after location, ideal for those looking to settle in one of Peterborough's most desirable residential areas.

**Entrance Hall**
1.38 x 1.19 (4'6" x 3'10")

**WC**
0.90 x 1.77 (2'11" x 5'9")

**Living Room**
4.24 x 3.72 (13'10" x 12'2")

**Dining Room**
3.34 x 2.96 (10'11" x 9'8")

**Kitchen**
2.23 x 3.94 (7'3" x 12'11")

**Landing**
1.81 x 2.90 (5'11" x 9'6")

**Master Bedroom**
3.86 x 3.01 (12'7" x 9'10")

**Bathroom**
1.81 x 1.98 (5'11" x 6'5")

**Bedroom Two**
2.74 x 3.77 (8'11" x 12'4")

**Bedroom Three**
2.42 x 2.84 (7'11" x 9'3")

**Garage**
5.99 x 3.09 (19'7" x 10'1")

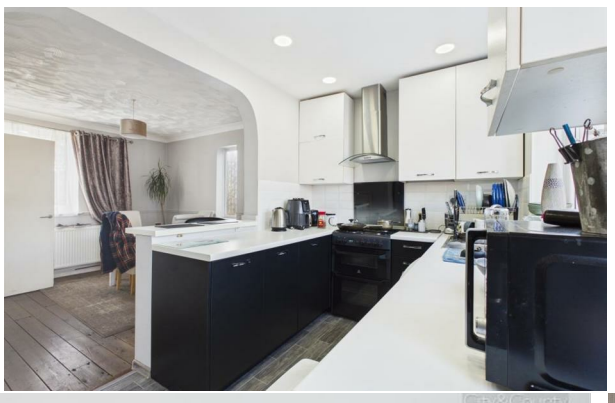
**EPC - E**
53/88

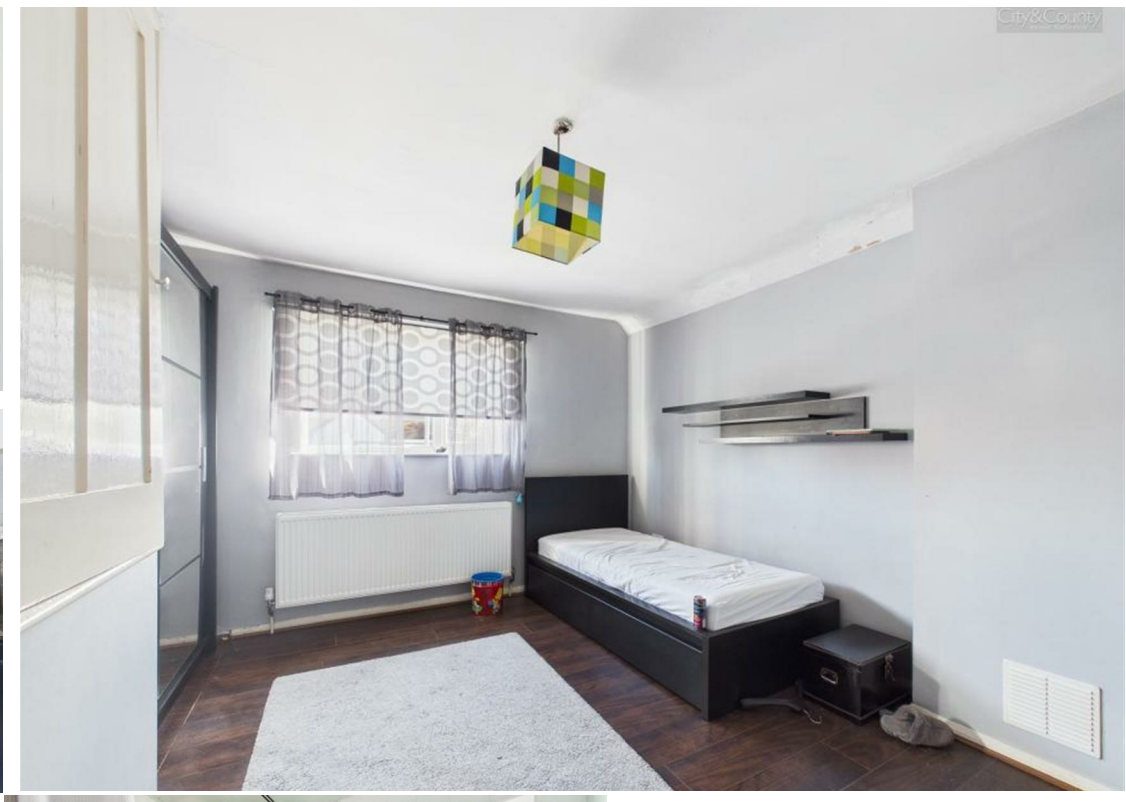


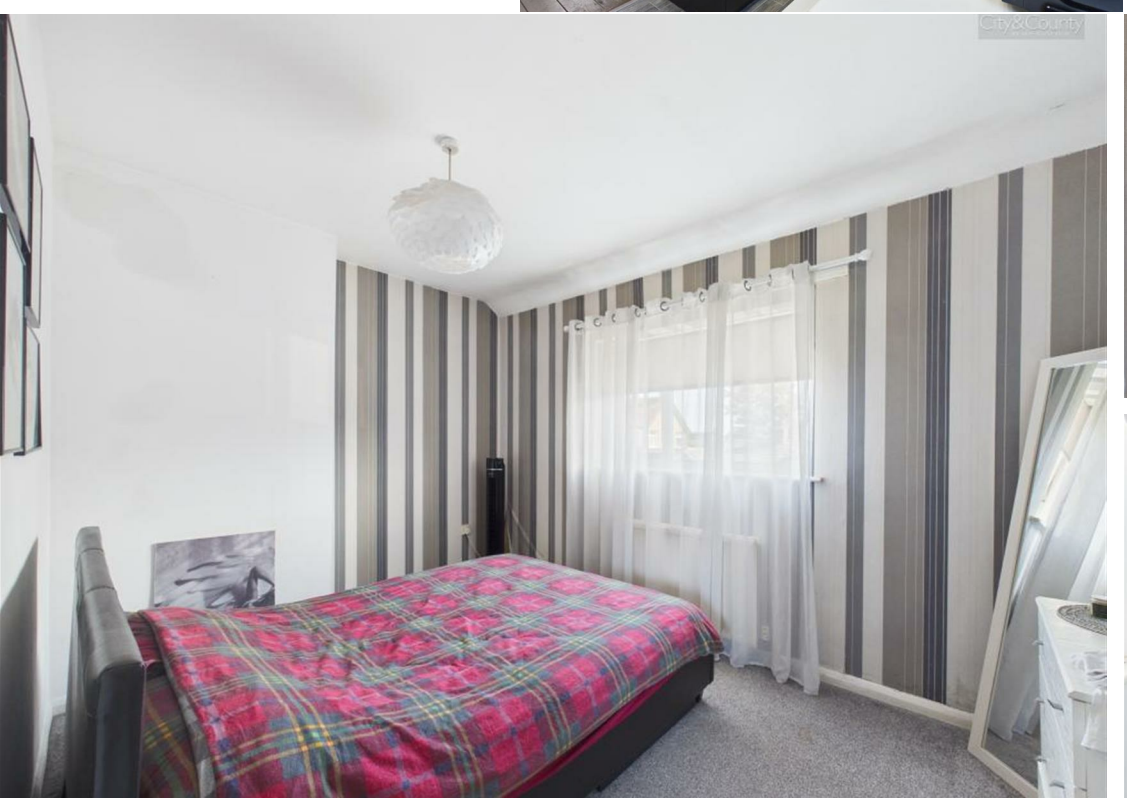


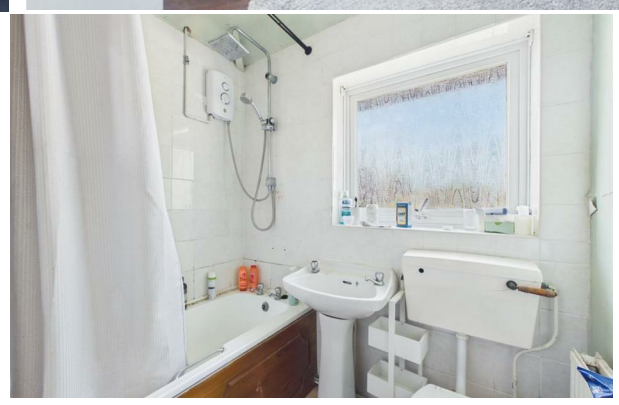




















**Tenure - Freehold**

**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: Single Garage, Off Street Parking, Gated Parking
Solar Panels: No
Water: Mains
Electricity: Mains Supply
Sewerage: Mains
Heating: Gas Mains
Internet connection: Cable, Fixed Wireless, Mobile
Internet Speed: TBC
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.