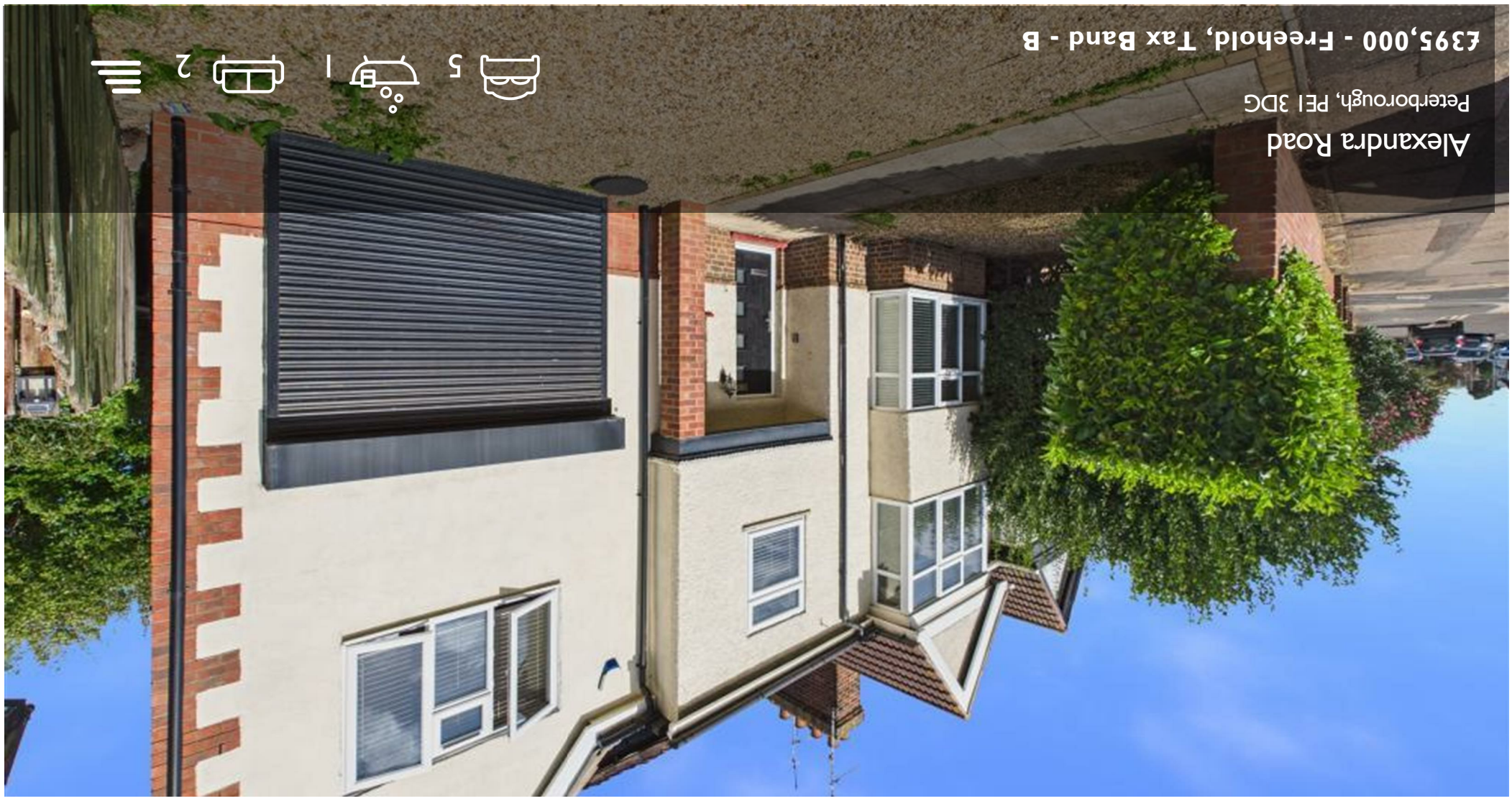
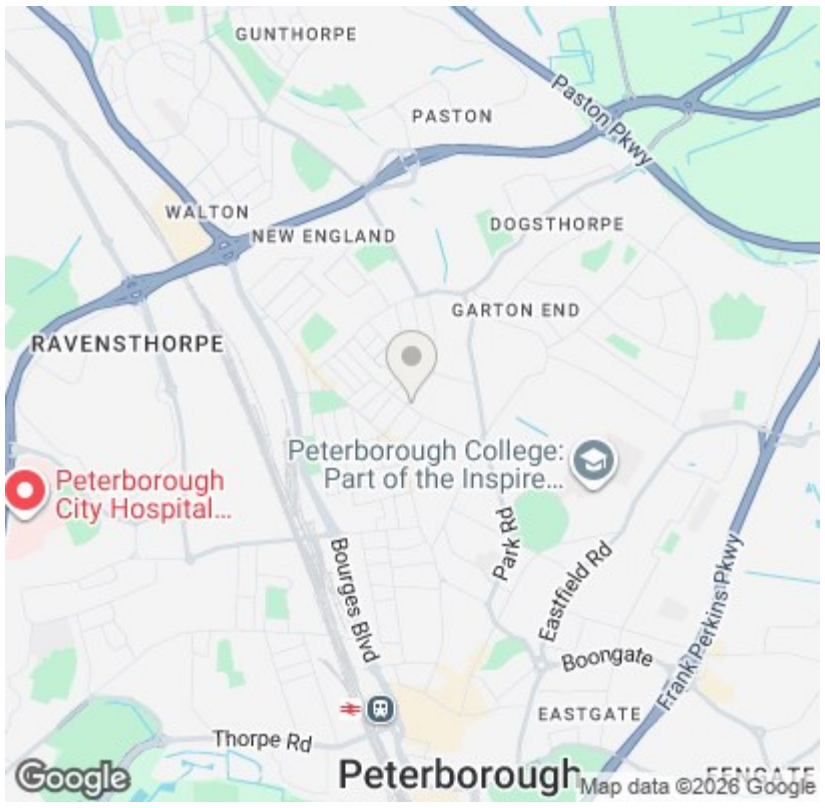


Floor Plan



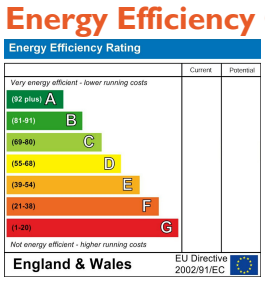
Area Map



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.

Alexandra Road

Peterborough, PE1 3DG

A spacious and extended five-bedroom semi-detached family home, beautifully extended and fully refurbished throughout its current ownership of approximately twelve years. Situated on the ever-popular Alexandra Road in Peterborough, this versatile and move-in ready property offers generous living accommodation across two floors, complemented by a converted garage, a generous rear garden, and ample off-road parking. Offered with no forward chain, this is a fantastic opportunity not to be missed.

Nestled on the popular and conveniently located Alexandra Road in Peterborough, this spacious and extended semi-detached house presents an exceptional opportunity for buyers seeking a move-in ready, modern family home offered with no forward chain. Stepping through the entrance hall, you are welcomed into a versatile and thoughtfully arranged ground floor, with a handy WC positioned just off the hallway for everyday convenience. The hallway flows through to the impressive kitchen breakfast room, a wonderful sociable space extended to the rear and side of the property, complete with ample room for dining and everyday family life, and flowing seamlessly into a separate utility room that keeps laundry and storage neatly out of sight. To the front of the house, a generous dining room provides an ideal setting for entertaining, while the adjoining living room offers a comfortable and inviting space to relax, both rooms benefitting from a lovely dual aspect feel. A converted garage adds further valuable living space to the ground floor, offering flexibility to suit a growing family's needs, whether as a playroom, home office, or additional reception space. Upstairs, the first floor landing provides access to five well-proportioned bedrooms, including a master bedroom and a further four bedrooms, all served by a well-appointed family bathroom. Throughout the property, the current owners have extended and fully refurbished the home over their approximate twelve years of ownership, resulting in a spacious and versatile layout that combines practicality with contemporary living, all finished to a high standard throughout. The property further benefits from gas central heating, ensuring warmth and comfort throughout the year, while outside a generous rear garden offers wonderful space for outdoor entertaining, family time, or simply relaxing, complemented by ample off road parking to the front. Altogether, this substantial family home offers a rare combination of space, style, and location, making it a must-view property for anyone searching in the Peterborough area.

Entrance Hall
3.37 x 1.44 (11'0" x 4'8")

Living Room
3.69 x 3.62 (12'1" x 11'10")

WC
2.27 x 0.75 (7'5" x 2'5")

Dining Room
3.62 x 3.63 (11'10" x 11'10")

Utility Room
2.51 x 2.29 (8'2" x 7'6")

Kitchen Breakfast Room
7.24 x 4.42 (23'9" x 14'6")

Converted Garage
3.84 x 3.44 (12'7" x 11'3")

Landing
2.01 x 1.03 (6'7" x 3'4")

Master Bedroom
3.85 x 3.08 (12'7" x 10'1")

Bedroom Two
3.65 x 3.66 (11'11" x 12'0")

Bathroom
2.54 x 2.32 (8'3" x 7'7")

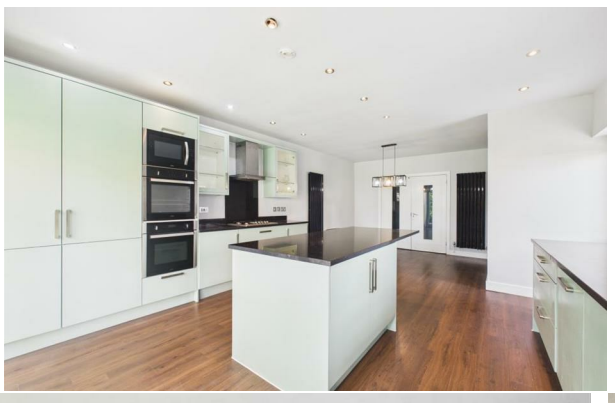


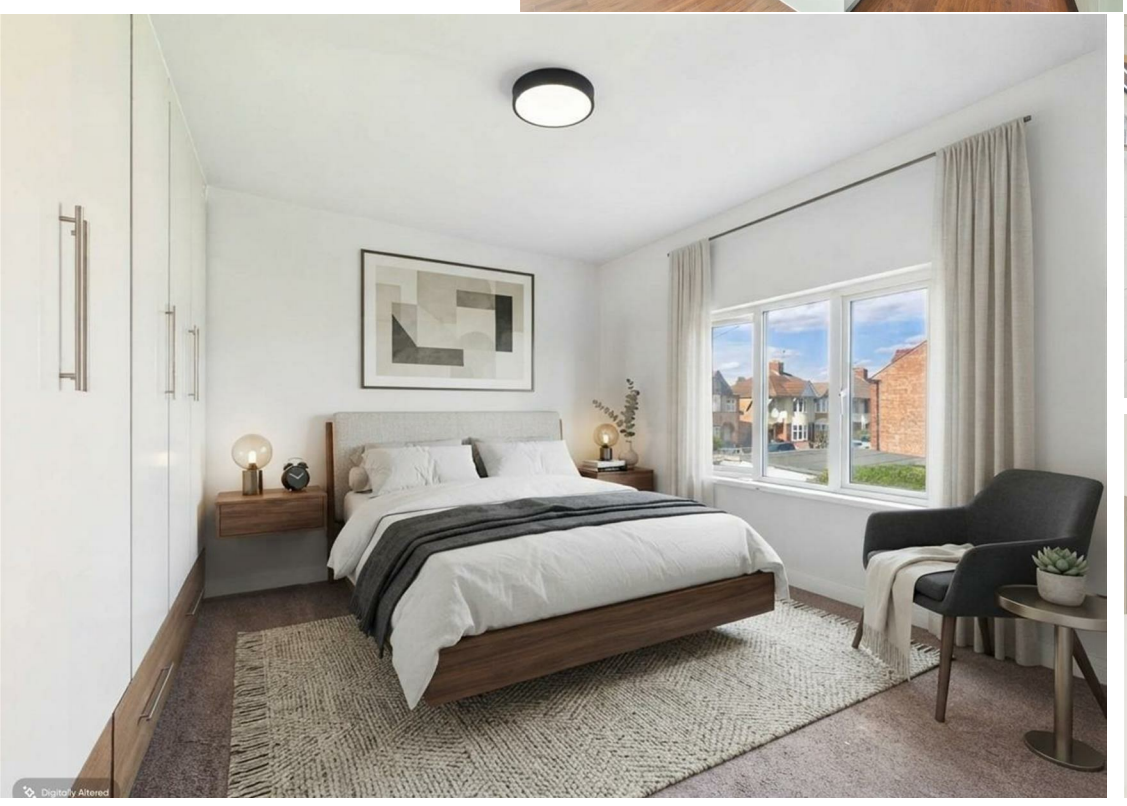


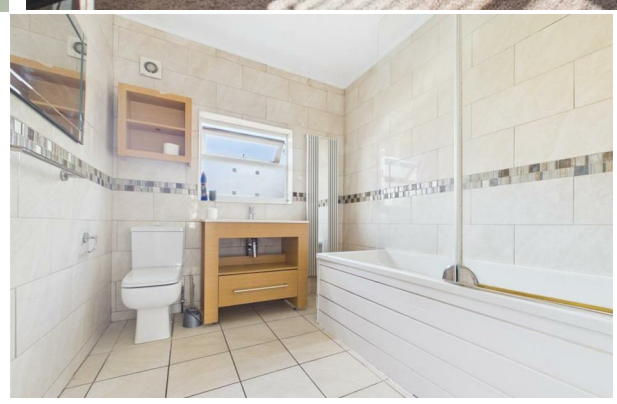




















Bedroom Three
2.46 x 3.43 (8'0" x 11'3")

Bedroom Four
2.40 x 3.42 (7'10" x 11'2")

Bedroom Five
2.07 x 2.30 (6'9" x 7'6")

EPC - C
69/83

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 5500Mbps
Mobile Coverage: EE - Great, O2 - Excellent, Three - Great, Vodafone - Excellent

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