

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 details, 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.

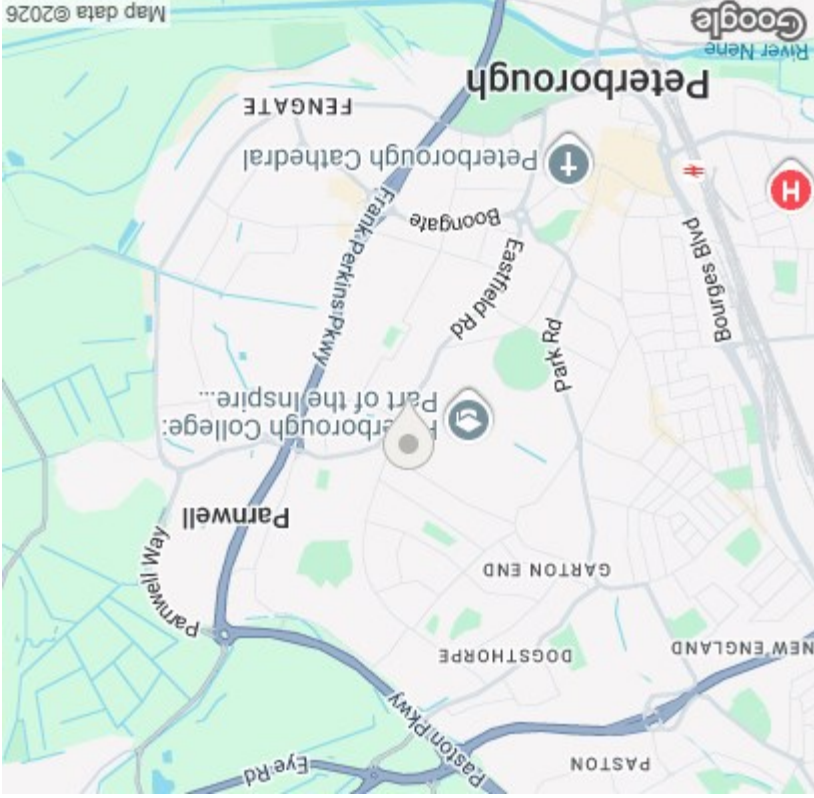
Please contact our City & County Estate Agents - Peterborough Office on 01733 563965 if you wish to arrange a viewing appointment for this property or require further information.

Viewing

| Energy Efficiency Rating | |
|--------------------------|-----------|
| Current | Minimum |
| A (79-91) | A (79-91) |
| B (69-78) | B (69-78) |
| C (59-68) | C (59-68) |
| D (49-58) | D (49-58) |
| E (39-48) | E (39-48) |
| F (29-38) | F (29-38) |
| G (1-28) | G (1-28) |

England & Wales
EU Directive 2002/91/EC
The energy efficiency - higher energy costs

Energy Efficiency Graph



Area Map



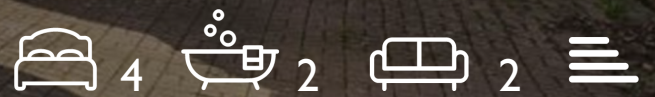
Floor Plan



Eastfield Road

Peterborough, PE1 4RA

£385,000 - Freehold , Tax Band - D



Eastfield Road

Peterborough, PE1 4RA

Situated on the ever-popular Eastfield Road in Peterborough, this substantial detached home offers spacious and highly versatile accommodation, ideal for modern family living or multi-generational arrangements. Boasting ample off-road parking, a generous rear garden, and a flexible layout previously adapted for live-in carers, the property presents a rare opportunity for a wide range of buyers. With the added benefit of no forward chain, this well-positioned home combines convenience, space, and potential in one appealing package.

Situated in a highly sought-after location on Eastfield Road in Peterborough, this substantial detached residence offers generous and highly versatile accommodation, ideal for a range of buyers. The property is approached via ample off-road parking to the front, leading into a welcoming entrance hallway which provides access to the principal ground floor rooms. To the front, there is a well-proportioned living room, while a separate dining room offers an excellent space for entertaining and family gatherings. The heart of the home is the spacious kitchen breakfast room, providing a practical and sociable setting with ample worktop and storage space, and access through to the inner hallway. From here, there is a useful study, a shower room/utility room, and access to a substantial ground floor bedroom extension, currently utilised as a fourth bedroom but equally suited as an additional living room, further enhancing the home's flexibility. The layout of the property has previously been adapted for live-in carers, offering a unique and adaptable arrangement to suit multi-generational living or those requiring independent space. Upstairs, the first floor landing leads to a generous master bedroom and a further double bedroom, alongside a family bathroom. The third bedroom is currently configured as a carers kitchen, continuing the theme of flexible living accommodation and providing scope for a variety of uses depending on the buyer's needs. Externally, the property continues to impress with a large rear garden featuring a spacious patio area ideal for outdoor dining and relaxation, a sizeable greenhouse, and the remainder predominantly laid to lawn, creating a wonderful outdoor space for families and keen gardeners alike. Offered for sale with no forward chain, this impressive home combines space, adaptability, and a prime location, making it a rare opportunity within this popular part of the city. **Probate has been granted.**

Entrance Hall
3.66 x 1.59 (12'0" x 5'2")

Living Room
3.44 x 3.58 (11'3" x 11'8")

Hallway
3.62 x 0.90 (11'10" x 2'11")

Utility/Shower Room
3.57 x 1.47 (11'8" x 4'9")

Dining Room
3.71 x 3.62 (12'2" x 11'10")

Kitchen Breakfast Room
4.24 x 4.60 (13'10" x 15'1")

Living Room/Bedroom Four
5.32 x 3.22 (17'5" x 10'6")

Landing
2.784 x 0.81 (9'1" x 2'7")

Master Bedroom
3.73 x 3.65 (12'2" x 11'11")



Bedroom Two
3.65 x 3.63 (11'11" x 11'10")

Bathroom
2.47 x 1.53 (8'1" x 5'0")

Bedroom Three/Carers Kitchen
2.19 x 2.45 (7'2" x 8'0")

EPC - D
68/78

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: Yes - Owned Outright
Water: Mains
Electricity: Mains Supply
Sewerage: Mains
Heating: Gas Mains
Internet connection: Fttp
Internet Speed: up to 1800Mbps
Mobile Coverage: EE - Excellent, 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.

