

12 Henry Street, Peterborough, PE1 2QG



Capitol Lettors

Capitol Lettors Sales & Letting Agents

PO Box 1476, Peterborough, Cambs, PE2 2WX

Tel: 01733 553366

Email: Enquiries@capitollettors.com • www.capitollettors.com

VAT No. 922 2845 32 • Company Registration No. 6218276



12 Henry Street, Peterborough, PE1 2QG

NO FORWARD CHAIN £230,000 Freehold

This Victorian terrace is located within walking distance to Peterborough City Centre & Train Station. The property is set over three floors & offers gas central heating, UPVC double glazing, entrance hall, lounge, dining room, kitchen, downstairs stairs, four bedrooms, upstairs shower room, gardens to front & rear & on street resident parking.

Henry Street is conveniently located close to Peterborough Centre offering all amenities in walking distance including the train station where you can catch a train to London Kings Cross in approx 50 minutes.

Capitol Lettors has not tested any of the equipment or the heating system (if mentioned) in these details. Purchasers are advised to satisfy themselves as to their working order and condition. These particulars do not constitute or form any part of an offer or contract nor may they be regarded as representations. All interested parties must themselves verify their accuracy. All measurements are approximate.



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## 12 Henry Street, Peterborough, Cambridgeshire, PE1 2QG

### Entrance Hall

Door to front aspect, stairs to 1st floor, radiator, two understairs cupboards one with electric meter and fuses

### Lounge - 4.28m x 3.50m (approx)

Double glazed bay window to front aspect, wood effect flooring, radiator, feature fireplace, picture rail

### Dining Room - 3.60m x 3.50m (approx)

Double glazed window to rear, picture rail, radiator

### Kitchen - 2.98m x 2.36m (approx)

Double glazed window to side, door to rear aspect, radiator, ceramic tiled flooring, stainless steel sink, electric and gas cooker points, tiled splashbacks, a range of eye and base level kitchen units with complimentary worktops

### Family Bathroom - 2.79m x 2.36m (approx)

Double glazed window to rear, ceramic tiled flooring, chrome radiator, loft access, store cupboard, comprising of three piece bathroom suite with low level WC, pedestal wash hand basin and panelled bath

### Stairs to 1st floor landing

Hand rail, stairs to 2nd floor

### Bedroom 1 - 3.65m x 3.56m (approx)

Double glazed window to front, telephone point, radiator

### Family Bathroom - 2.00m x 1.60m (approx)

Double glazed window to front, vinyl flooring, chrome radiator, tiled splashbacks, comprising of three piece bathroom suite with low level WC, pedestal wash hand basin and separate shower cubicle with shower and glass doors

### Bedroom 2 - 3.62m x 2.81m (approx)

Double glazed window to rear, picture rail, radiator

### Bedroom 3 - 2.74m x 2.29m (approx)

Double glazed window to rear, radiator, cupboard with Betacom boiler serving hot water and central heating system

### Stairs to 2nd floor landing/bedroom - 5.20m x 4.77m (approx)

Double glazed window to front, radiator

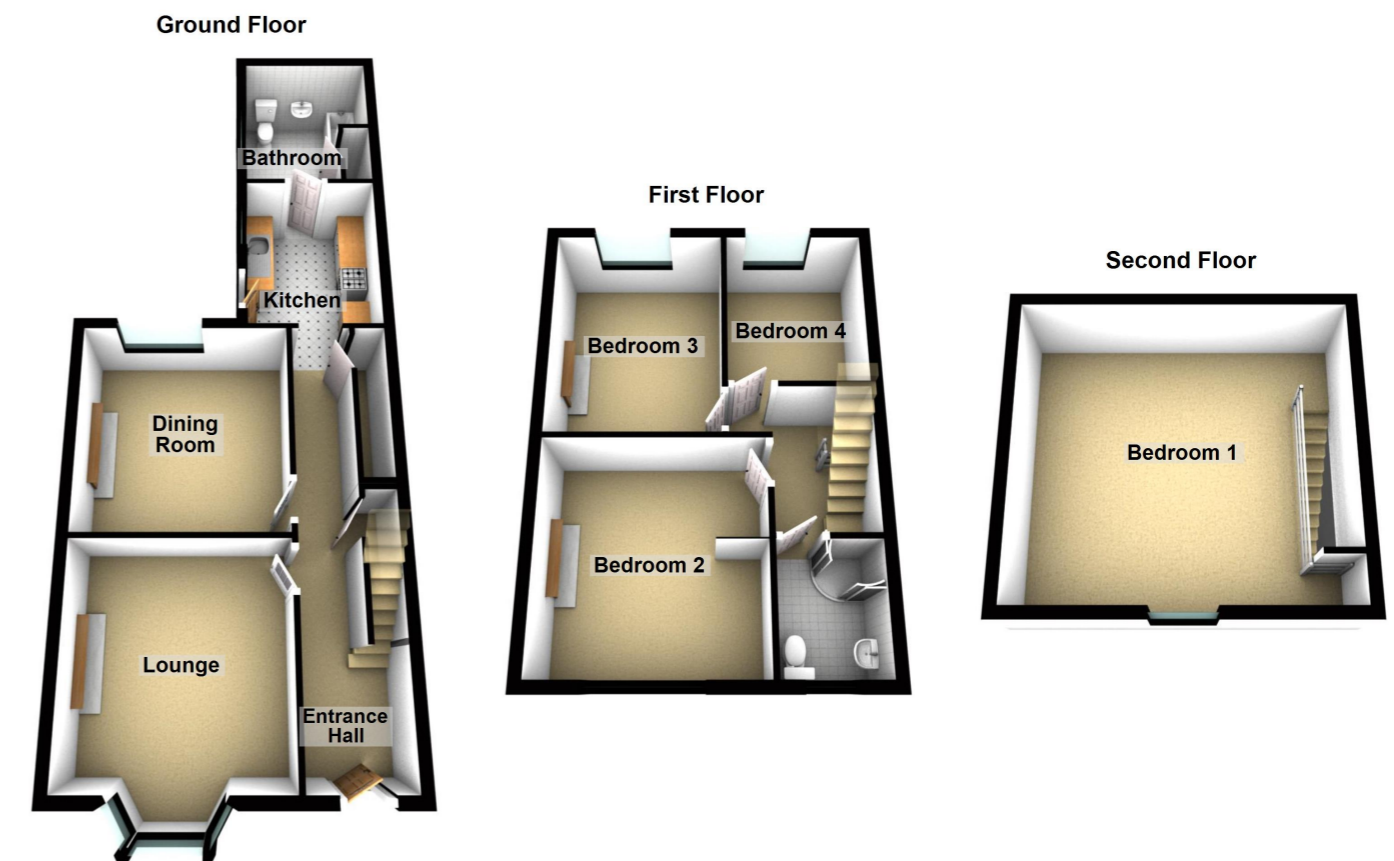
### Outside - rear

Mainly laid to lawn, patio area, shrubs and trees

### Outside - front

Utility meters, lawned area, wrought iron railings and gate. On street resident parking

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This plan is for illustration purposes only and may not be representative of the property. Plan may not be to scale.  
Plan produced using PlanUp.

