



12 Gilpin Street, Peterborough
Peterborough



£250,000



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Nestled in a sought-after location, this charming 3 bedroom detached house presents a fantastic opportunity for a discerning buyer. Boasting a prime position with a potential to extend (subject to planning), this property offers two reception rooms, an upstairs bathroom, and an outside WC. The property further benefits from off-road parking, gas central heating, and a total floor area of 84 square metres.

Conveniently situated close to local amenities, shops, schools, and just 1.9 miles from the train station and city centre, this home is awaiting its new owners to infuse it with their personal touch and bring out its true potential. Council Tax Band B at £1620 PCM.

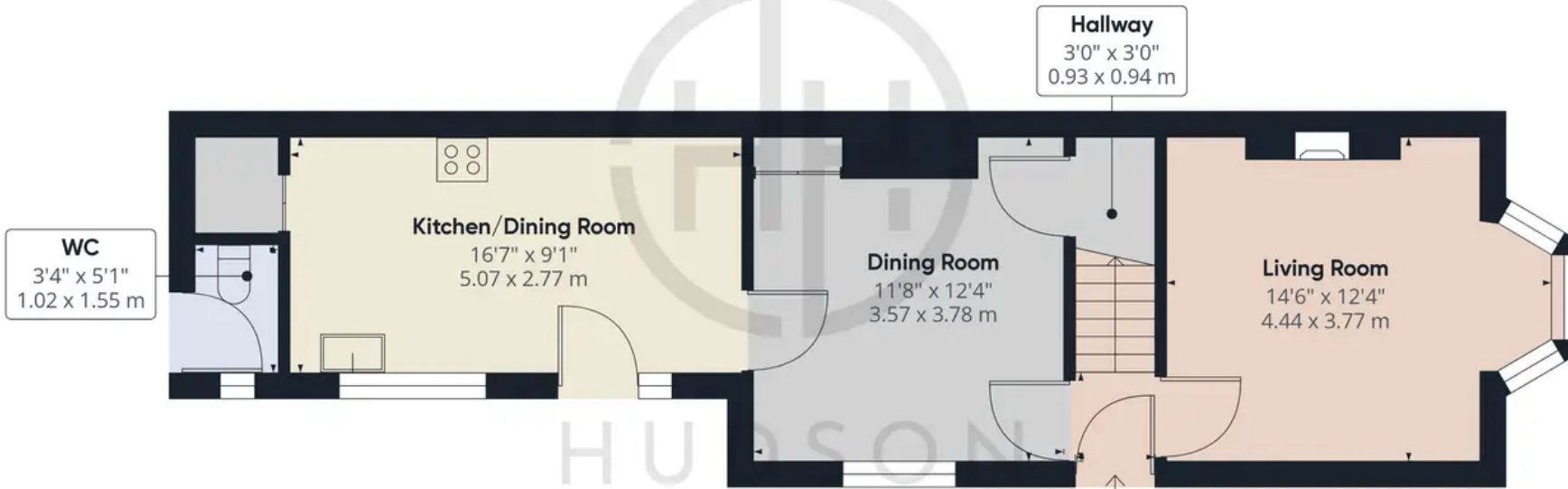
Outside, the property features a well-maintained rear garden enclosed by fencing, with a lawn area, vegetable garden, outside store, two wooden sheds, and gated access to the front. The front garden is adorned by a boundary wall, and off-street parking is available for one vehicle, with the possibility of constructing a brick-built garage or adding more parking spaces. Embrace the opportunity to unlock the outdoor potential of this residence, offering a versatile space for relaxation and entertainment. Council Tax band: B

Tenure: Freehold

- POTENTIAL TO EXTEND (SUBJECT TO PLANNING)
- TWO RECEPTION ROOMS
- UPSTAIRS BATHROOM & OUTSIDE WC
- OFF ROAD PARKING

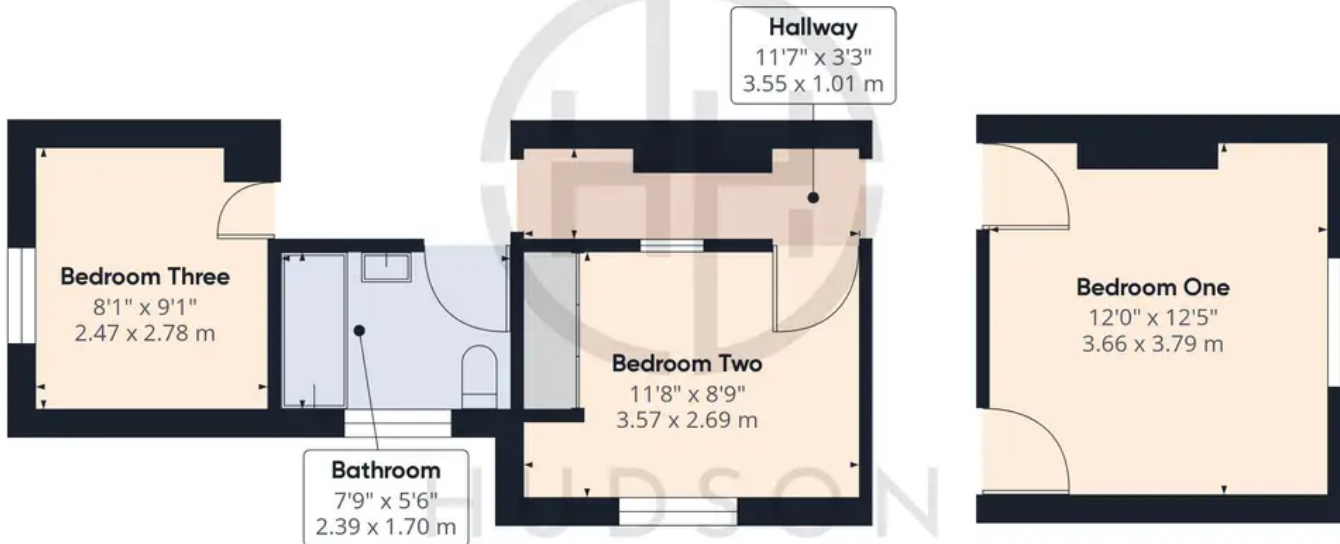






Floor 0

Approximate total area⁽¹⁾
923.28 ft²
85.78 m²



Floor 1

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360



Hudson Homes Estate Agents

122a Main Street, Yaxley - PE7 3LP

01733 788222

info@hudson-homes.co.uk

www.hudson-homes.co.uk/

