



 **NEWTON**
FALLOWELL

807A&B Lincoln Road, Peterborough, PE1 3HG

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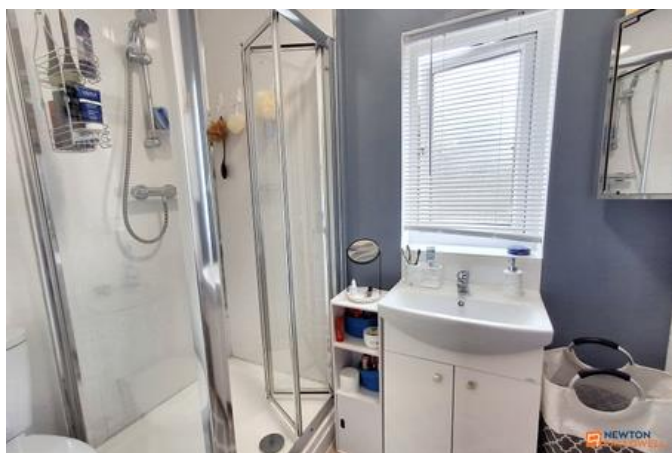
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Key Features

- Sale of Freehold for Two Apartments
- Conversion of Semi-Detached Home
- Two x Two Bedroom Apartments
- Garden to Ground Floor Apartment
- Achieving £16,380 Gross Annual Income
- Superb Investment Opportunity
- NO ONWARD CHAIN
- EPC Rating D
- Freehold

Guide Price £285,000 - £300,000





This semi-detached property has been successfully converted into two self-contained apartments, both of which are currently tenanted and generating a combined gross annual income of £16,380. The property is being offered for sale with no onward chain, providing a seamless opportunity for investors seeking a reliable income-generating asset.

Each apartment, located on the ground and first floors, consists of two generously sized bedrooms, a spacious living/dining area, a fully-equipped kitchen, and a modern shower room. The ground floor apartment further benefits from a private rear garden, offering outdoor space for tenants to enjoy.

In addition, both apartments are provided with driveway parking to the front of the property, ensuring convenience for residents.

This property represents an excellent investment opportunity, with the potential for continued rental income in a desirable location, while also offering the benefit of a hassle-free sale due to the absence of an onward chain.

Agent's Note

Please note that the internal photos taken are for the first floor apartment.

Ground Floor Apartment

Kitchen 2.83m x 2.96m (9'4" x 9'8")

Lounge/Diner 3.4m x 4.37m (11'2" x 14'4")

Bedroom One 3.63m x 3.73m (11'11" x 12'2")

Bedroom Two 3.06m x 3.96m (10'0" x 13'0")

Shower Room 1.72m x 2.9m (5'7" x 9'6")

First Floor Apartment

Hallway

Kitchen 2.91m x 3.07m (9'6" x 10'1")

Lounge/Diner 3.43m x 4.4m (11'4" x 14'5")

Bedroom One 3.77m x 3.75m (12'5" x 12'4")

Bedroom Two 3.13m x 4.11m (10'4" x 13'6")

Shower Room 2.24m x 1.53m (7'4" x 5'0")

Approx Gross Internal Area
129 sq m / 1387 sq ft



Ground Floor
Approx 64 sq m / 686 sq ft

First Floor
Approx 65 sq m / 701 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

COUNCIL TAX INFORMATION:

Local Authority: Peterborough City Council
Council Tax Band: A

AGENTS NOTE:

Please note these particulars may be subject to change and must not be relied upon as an entirely accurate description of the property. Although these particulars are thought to be materially correct, their accuracy cannot be guaranteed, and they do not form part of any contract. Some measurements are overall measurements and others are maximum measurements. All services and appliances have not and will not be tested.

ANTI-MONEY LAUNDERING REGULATIONS:

Intending purchasers will be required to provide identification documentation via our compliance provider, Lifetime Legal, at a cost of £55 per transaction. This will need to be actioned at the offer stage and we would ask for your cooperation in order that there will be no delay in agreeing the sale.

REFERRAL FEES:

Newton Fallowell and our partners provide a range of services to buyers, although you are free to use an alternative provider. We can refer you on to Mortgage Advice Bureau for help with finance. We may receive a fee of £300 if you take out a mortgage through them. If you require a solicitor to handle your purchase, we can refer you on to our in-house solicitors. We may receive a fee of £200 if you use their services.

