



**Lincoln Road, Peterborough PE1 3HE**

**welcome to**

## **Lincoln Road, Peterborough**

This mid-terraced home on Lincoln Road presents an excellent opportunity for those looking for ready-to-move accommodation with scope to personalise and improve. Situated in the heart of Peterborough, the property is offered with no onward chain, making it an attractive and straightforward purchase. This home is ideal for a variety of buyers - a young family seeking a well-located two-bedroom home with extra living space, an investor looking for a property with added rental potential, or a buyer seeking a property to refurbish and add value.





**Lounge**  
26' 4" 7 x 11' 7" 7 ( 8.03m 7 x 3.53m 7 )

**Kitchen**  
9' 9" 3 x 7' 8" 7 ( 2.97m 3 x 2.34m 7 )

**Upstairs Bathroom**  
9' 8" 6 x 7' 9" 3 ( 2.95m 6 x 2.36m 3 )

**Bedroom 1**  
14' 9 x 12' 1 ( 4.27m 9 x 3.66m 1 )

**Bedroom 2**  
12' 5 x 7' 4" 7 ( 3.66m 5 x 2.24m 7 )

**Cellar**  
11' 6" 0 x 11' 1" 8 ( 3.51m 0 x 3.38m 8 )

**Downstairs Bathroom**  
8' 3" 5 x 8' 2" 5 ( 2.51m 5 x 2.49m 5 )

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

welcome to

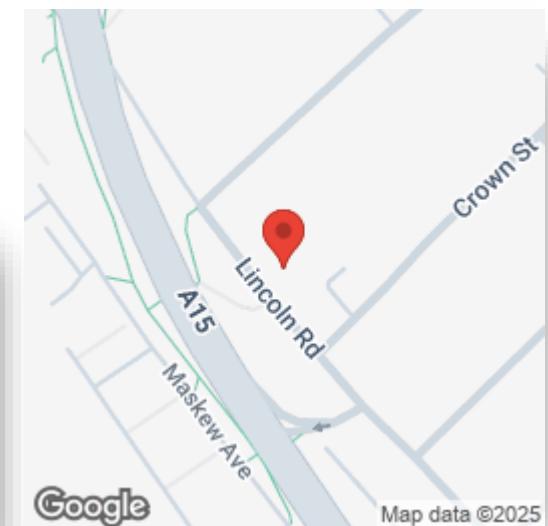
## Lincoln Road, Peterborough

- Two double bedrooms
- Two bathrooms - rare for this style and street
- Large basement/cellar
- Spacious Lounge
- No onward chain

Tenure: Freehold EPC Rating: C

Council Tax Band: A

**£180,000**



view this property online [williamhbrown.co.uk/Property/PCG122994](http://williamhbrown.co.uk/Property/PCG122994)

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.



Property Ref:  
PCG122994 - 0006

 william h brown



**01733 311022**



Peterborough@williamhbrown.co.uk



6-9 Fortune Buildings Cowgate,  
PETERBOROUGH, Cambridgeshire, PE1 1LR



**williamhbrown.co.uk**