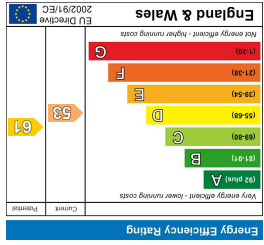


Disclaimer Important Notice in accordance with the Property Misdescriptions Act (1991) we have prepared these Sales Particulars as a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey 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 guarantee, 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 and fittings. Lease details, service charges 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.

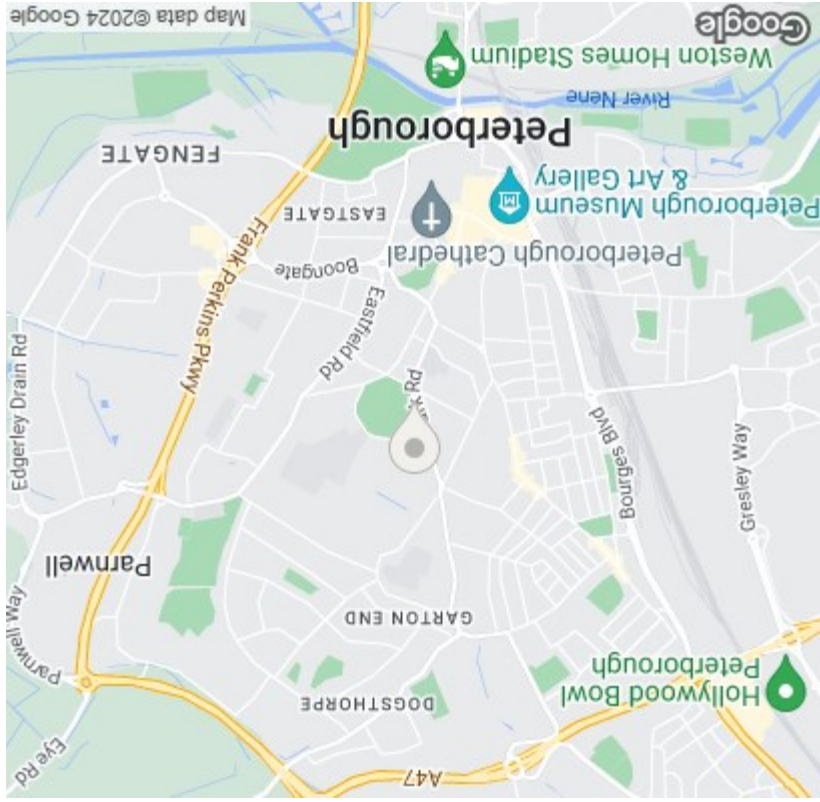
PLEASE NOTE: IF THE PROPERTY IS BEING PURCHASED AS BUY TO LET, YOU SHOULD CONSIDER WHETHER SELECTIVE LICENSING IS APPLICABLE. YOU MAY FIND THE FOLLOWING LINK USEFUL - <https://www.peterborough.gov.uk/residents/housing/selective-licensing/selective-licensing-areas>



Energy Efficiency Graph

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



Area Map



Floor Plan



Park Road

Peterborough, PE1 2UH

Guide Price £340,000



Park Road

Peterborough, PE1 2UH

***Offered to the Market with No Forward Chain & Sold with Tenants in Situ ***
 City and County are delighted to market TWO SEPARATE APARTMENTS, jointly marketed together with the FREEHOLD included! City centre living, within walking distance to Peterborough Train Station, local schools and amenities. This property would be perfect for an investor looking to extend his portfolio.

On the ground floor there is a TWO BEDROOMED apartment comprising, an entrance hall that takes you into one of the bedrooms, separate living room and the kitchen/dining room that is fitted with a matching range of base and eye level units, with worktops over. Space for a fridge/freezer, fitted electric hob and oven with extractor over, sink and space for washing machine. This then takes you to the second bedroom, and a three-piece bathroom comprising, a shower, WC, and wash hand basin. On the first floor is the FOUR BEDROOM duplex apartment comprising, an entrance hall with stairs leading to the second floor. The kitchen/dining living room is fitted with a matching range of base and eye level units with worktops over. Space for a fridge/freezer, fitted electric hob and oven with extractor over, sink and space for washing machine. Also access off the kitchen leads to the three-piece family bathroom comprising, a bath with shower over, WC, and wash hand basin. On the second floor there are an additional two bedrooms plus an additional three-piece bathroom comprising, a shower, WC, and wash hand basin. Outside of the property is an enclosed front and rear courtyard garden plus a single garage. Please call the office to enquire about the current rental figures and tenancy agreement.

Entrance Hall
 8'7" x 4'5"

Living Room
 14'9" x 14'7"

Hallway
 9'9" x 4'5"

Master Bedroom
 10'11" x 10'0"



Hallway
 4'3" x 3'10"

Kitchen
 14'5" x 15'7"

Hallway
 11'8" x 2'11"

Bedroom Two
 11'11" x 9'8"

Bathroom
 5'0" x 13'0"

First Floor Landing
 9'9" x 3'3"

Landing
 4'9" x 9'6"

Master Bedroom
 14'8" x 20'0"

Bedroom Two
 10'11" x 9'11"

Landing
 5'0" x 3'7"

Utility Room
 4'4" x 5'0"

Kitchen/Living Area
 14'1" x 15'8"

Bathroom
 7'7" x 12'9"

Second Floor Landing
 4'10" x 3'1"

Bedroom Three
 12'2" x 13'3"

Bedroom Four
 11'0" x 10'0"

Bathroom
 11'10" x 4'10"

EPC - 2 Bed - D, 4 Bed - F
 2 Bed 66/77
 4 Bed 53/61

Tenure: Freehold

