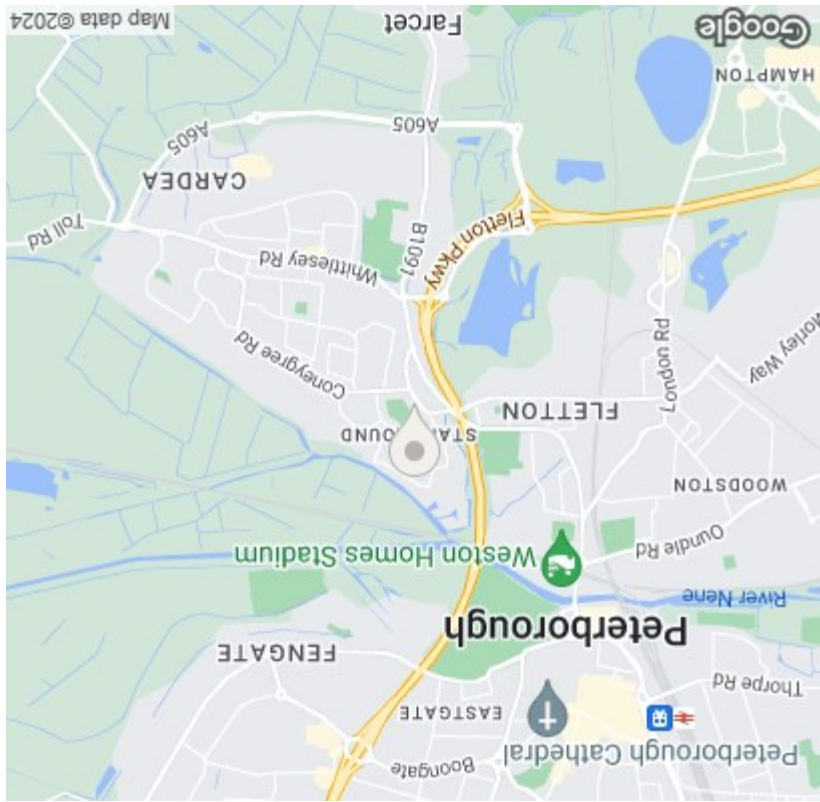


Disclaimer Important Notice in accordance with the Property Misdescriptions Act (1991) we have prepared these Sales Particulars as a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey 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. All photographs, 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 or 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 Rating | |
|--------------------------|------------|
| Current | Assumed |
| A (92-100) | A (92-100) |
| B (81-91) | B (81-91) |
| C (69-80) | C (69-80) |
| D (55-68) | D (55-68) |
| E (39-54) | E (39-54) |
| F (29-38) | F (29-38) |
| G (1-28) | G (1-28) |

Any energy efficient - lower running costs
Any energy inefficient - higher running costs
EU Directive 2002/91/EC
England & Wales

Energy Efficiency Graph



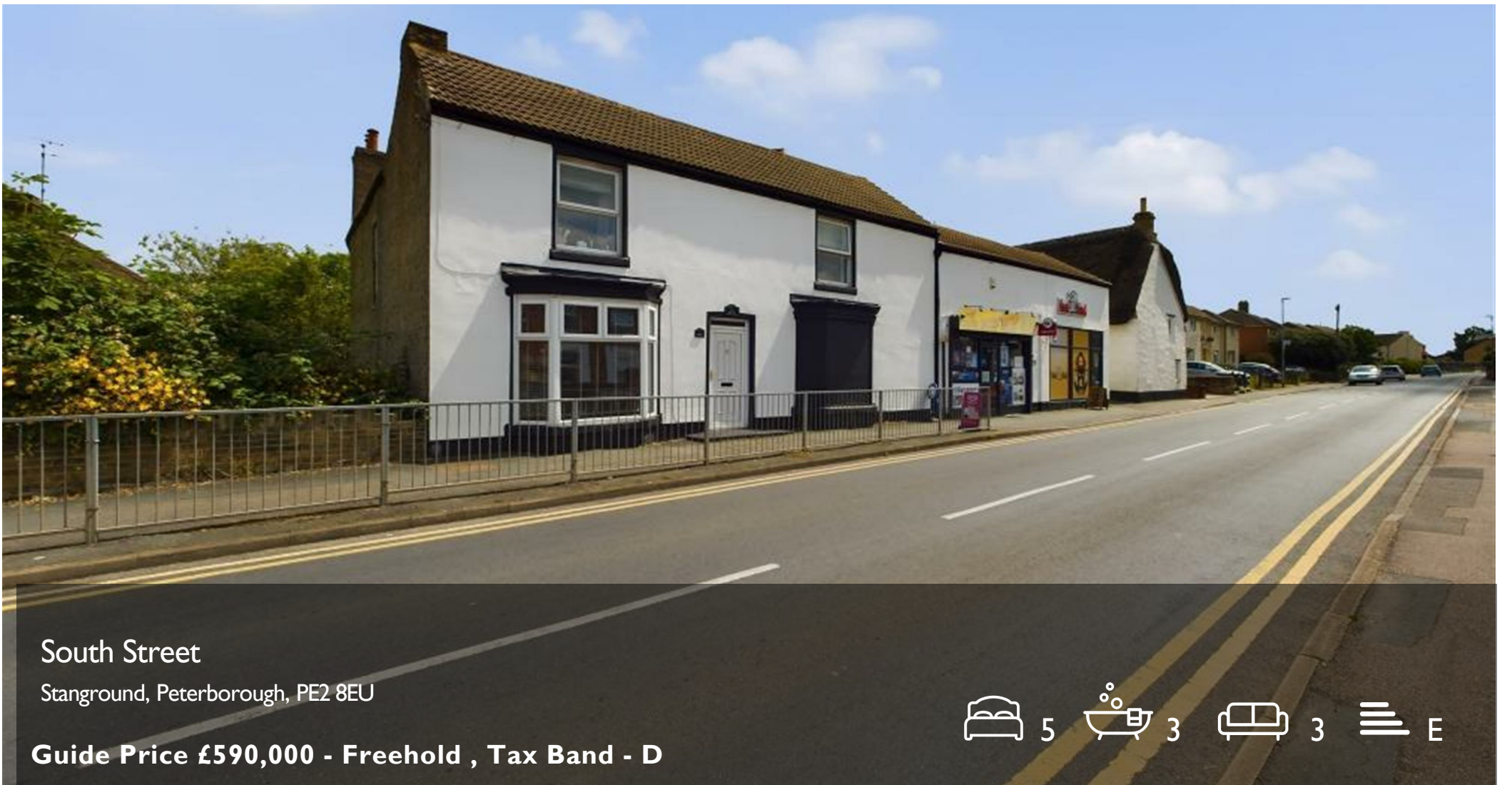
Area Map



Floor Plan

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



South Street

Stanground, Peterborough, PE2 8EU

Guide Price £590,000 - Freehold , Tax Band - D



South Street

Stanground, Peterborough, PE2 8EU

Auctioneer Comments
 This property is for sale by Modern Method of Auction allowing the buyer and seller to complete within a 56 Day Reservation Period. Interested parties' personal data will be shared with the Auctioneer (amsold Ltd). If considering a mortgage, inspect and consider the property carefully with your lender before bidding. A Buyer Information Pack is provided, which you must view before bidding. The buyer will pay £300 inc VAT for this pack. The buyer signs a Reservation Agreement and makes payment of a Non-Refundable Reservation Fee of 4.8% of the purchase price inc VAT, subject to a minimum of £6,600 inc VAT. This Fee is paid to reserve the property to the buyer during the reservation period and is paid in addition to the purchase price. The Fee is considered within calculations for stamp duty. Services may be recommended by the Agent/Auctioneer in which they will receive payment from the service provider if the service is taken. Payment varies but will be no more than £450. These services are optional.
 Welcome to this unique investment opportunity located on South Street in Stanground, Peterborough. This property boasts not only a spacious five-bedroom house but also two commercial units, making it a versatile and potentially lucrative investment. One of the standout features of this property is the car park, which offers allocated parking for all units. This is a valuable asset, especially in a busy area like Stanground, where parking can often be a challenge. Whether you are looking to expand your property portfolio, start a new business, or simply want a spacious home with additional income potential, this property on South Street is definitely worth considering. Don't miss out on this fantastic opportunity to own a property with multiple potential uses in a convenient location. Both commercial units are currently on long term lease at £700 pcm, the house has potential to be turned into an HMO and currently vacant but was generating £1700 pcm



- Entrance Hall**
5'11" x 13'4"
- Hallway**
22'4" x 6'2"
- Reception Room**
12'2" x 13'8"
- Living Room**
18'0" x 19'10"
- WC**
8'11" x 4'3"
- Hallway**
3'6" x 20'6"
- Utility Room**
5'9" x 4'9"
- Kitchen**
15'8" x 12'10"
- Utility Room**
4'7" x 4'3"
- Landing**
3'6" x 14'2"
- Master Bedroom**
12'5" x 19'9"
- En-Suite To Master Bedroom**
5'2" x 11'6"



- Bedroom Two**
19'10" x 11'1"
- En-Suite To Bedroom Two**
6'11" x 5'8"
- Bedroom Three**
15'11" x 13'8"
- Bedroom Four**
16'1" x 13'10"
- Bathroom**
9'11" x 6'1"
- Bedroom Five**
15'9" x 7'7"
- Commercial Unit One**
36'8" x 14'3"
- Storage Room**
5'3" x 11'8"
- WC**
4'8" x 6'0"
- Storage Room**
15'8" x 4'8"
- Commercial Unit Two**
16'4" x 14'4"
- Landing**
12'7" x 7'6"
- Office**
12'8" x 6'6"
- Hallway**
6'5" x 5'10"
- Kitchen**
7'1" x 5'3"
- Commercial Premises**
14'7" x 14'8"
- WC**
6'3" x 3'7"
- EPC**
No 29 - E 51/74
No 31 - B 48
No 33 - C 74



Tenure -Freehold
IMPORTANT LEGAL INFORMATION
 AWAITING CONFIRMATION
DRAFT DETAILS AWAITING VENDOR
 APPROVAL