

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 APPLIES. YOU MAY FIND THE FOLLOWING LINK USEFUL- <https://www.peterborough.gov.uk/residents/housing/selective-licensing/selective-licensing-areas/>

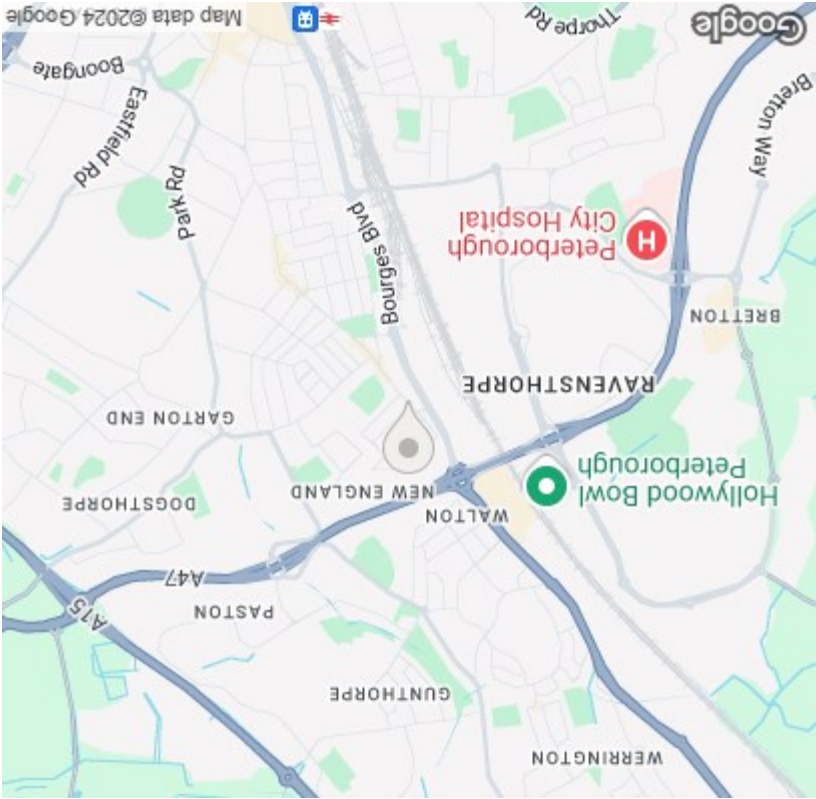
Energy Efficiency Rating	
Current	Assumed
89	89
A	A
B	B
C	C
D	D
E	E
F	F
G	G

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

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



## Lincoln Road

Peterborough, PE1 3HH

\*GUIDE PRICE £165,000 - £175,000\*

Welcome to this charming Great Northern Railway Cottage located on Lincoln Road in Peterborough. This delightful terraced cottage boasts one reception room, two cosy bedrooms, and a well-appointed bathroom, making it a perfect home for a small family or a couple looking for a peaceful retreat.

Situated conveniently close to both the bustling City Centre and the popular Brotherhood Retail Park, this property offers the best of both worlds - easy access to amenities and shopping, while still maintaining a sense of tranquillity. One of the standout features of this property is its large garden with rear vehicular access, providing ample space for outdoor activities, gardening, or even potential extension possibilities. The added bonus of off-road parking ensures that you never have to worry about finding a space for your vehicle.

This quaint cottage is being offered for sale with NO FORWARD CHAIN, making it an ideal opportunity for those looking to move in quickly without any delays. Don't miss out on the chance to own this lovely property with character and charm in abundance. Contact us today to arrange a viewing and make this cottage your new home!

### Living Room

10'10" x 14'9"

### Kitchen

9'11" x 10'2"

### Hallway

6'8" x 6'7"

### WC

2'10" x 3'8"

### Bathroom

4'8" x 6'8"

### Landing

2'9" x 6'1"

### Master Bedroom

10'9" x 14'8"

### Bedroom Two

9'10" x 11'7"



**EPC - C**  
69/89

**Tenure - Freehold**

### IMPORTANT LEGAL INFORMATION

Material Information

Property construction: Standard  
Community Green Space Charge: No  
Electricity supply: Mains electricity  
Solar Panels: No  
Other electricity sources: No  
Water supply: Mains  
Sewerage: Mains  
Heating: Gas Central Heating  
Heating features:  
Broadband: up to 1000Mbps  
Mobile: EE - Excellent, O2 - Great, Three - Excellent, Vodafone - Excellent

Parking: Off Street, On Street (Permit), Rear  
Building safety issues: No  
Restrictions - Listed Building: No  
Restrictions - Conservation Area: No  
Restrictions - Tree Preservation Orders: No  
Public right of way: No  
Long-term flood risk: No  
Coastal erosion risk: No  
Planning permission issues: No  
Accessibility and adaptations:  
Coal mining area: No  
Non-coal mining area: Yes  
Energy Performance rating: C

All information is provided without warranty.

The information contained is intended to help you decide whether the property is suitable for you. You should verify any answers which are important to you with your property lawyer or surveyor or ask for quotes from the appropriate trade experts: builder, plumber, electrician, damp, and timber expert.