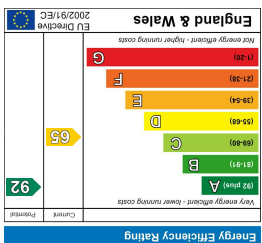


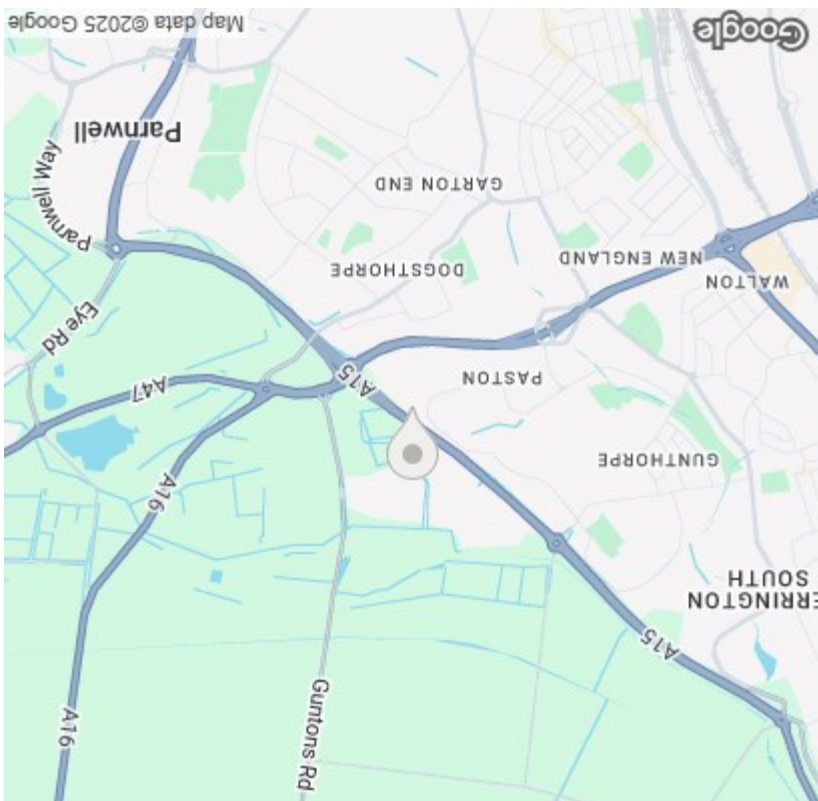
PLEASE NOTE: IF THE PROPERTY IS BEING PURCHASED AS BUY TO LET, YOU SHOULD CONSIDER WHETHER SELECTIVE LICENSING IS APPLICABLE. YOU MAY FIND THE FOLLOWING LINK USEFUL- <https://www.petersonborough.gov.uk/residents/housing/selective-licensing/selective-licensing-areas/>

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



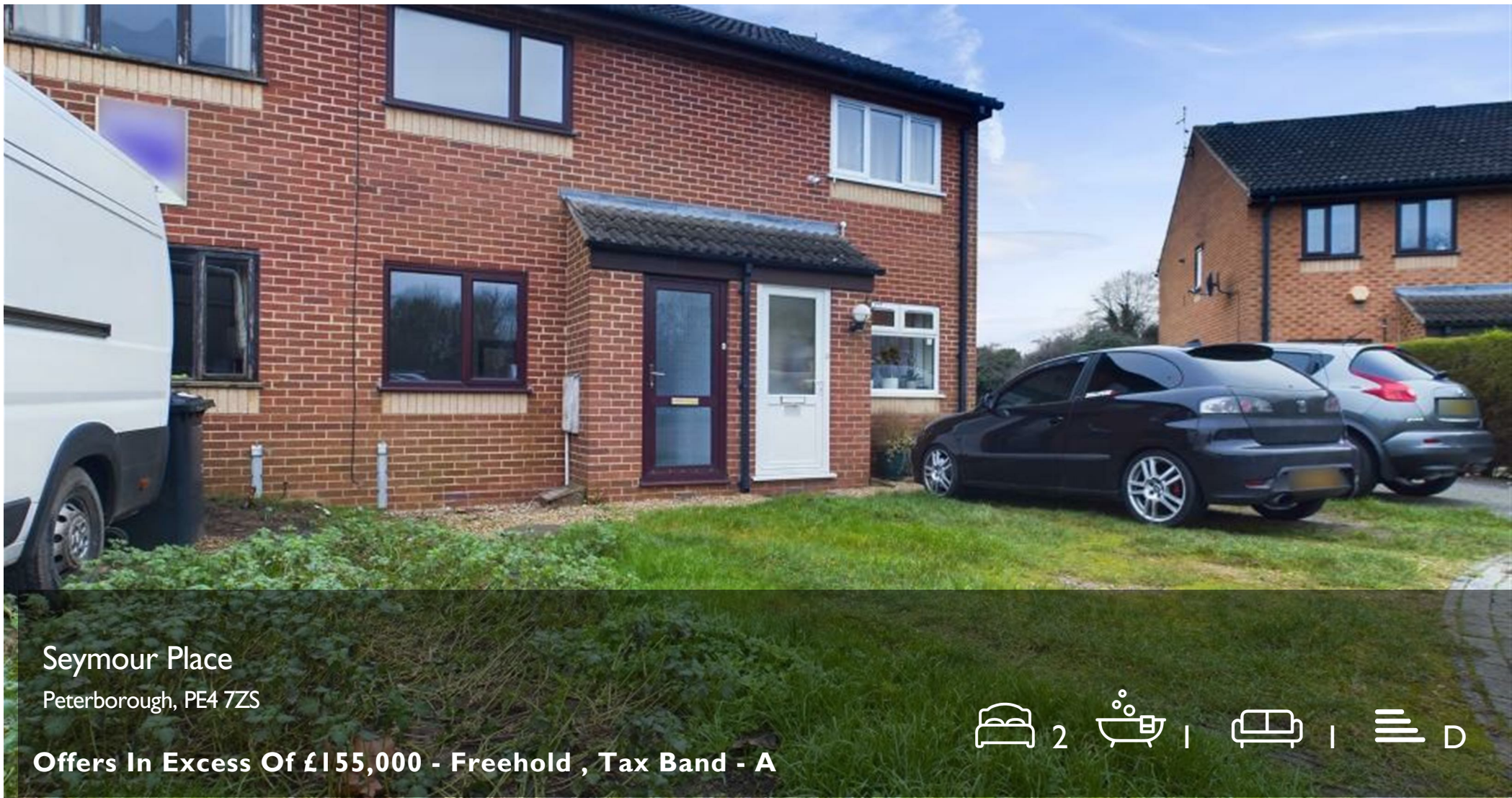
Energy Efficiency Graph



Area Map



Floor Plan



Seymour Place

Peterborough, PE4 7ZS

Offered with No Forward Chain!
Discover this charming two double-bedroom terrace home, an excellent opportunity for first-time buyers or savvy investors. Recently decorated and fitted with new carpets, this property is move-in ready and brimming with potential. The home features an enclosed rear garden with a convenient rear gate, perfect for outdoor relaxation or entertaining. With off-road parking for two cars, it ensures practicality and ease for residents and visitors alike. Situated close to local schools, transport links, and amenities, this property offers a lifestyle of convenience. For investors, the home presents a fantastic rental income potential of £950 PCM, making it a lucrative addition to any portfolio.

The property welcomes you with an entrance porch, leading into a spacious open-plan living/dining room. This versatile space features French doors that open onto the garden, filling the room with natural light. A large storage cupboard adds practicality, and the layout flows seamlessly into the kitchen, which includes built-in units, a sink, and space for a fridge, a washing machine, and a cooker. Upstairs, you'll find two generously sized double bedrooms, both with built-in wardrobes, providing ample storage. The landing also features an additional storage cupboard, and a three-piece bathroom includes a bath with a shower over, a W.C., and a wash hand basin. The enclosed rear garden is low-maintenance and includes a convenient rear gate, offering privacy and ease of access. To the front, the property benefits from off-road parking for two cars, with the area laid to lawn for added curb appeal. Conveniently located near local schools, transport links, and amenities, this home is offered with no forward chain, ensuring a smooth transaction. Schedule your viewing today to see all this property has to offer!

Entrance Porch

Living Room

Dining Room

Storage Cupboard

Kitchen

Landing

Master Bedroom

Bathroom

Bedroom Two

Wardrobe

EPC - D

Tenure - Freehold

IMPORTANT LEGAL INFORMATION

Construction: Standard
Accessibility / Adaptations: None



Building safety: No
Known planning considerations: None
Flooded in the last 5 years: No
Sources of flooding: n/a
Flood defences: No
Coastal erosion: No
On a coalfield: No
Impacted by the effect of other mining activity: No
Conservation area: No
Lease restrictions: No
Listed building: No
Permitted development: No
Holiday home rental: No
Restrictive covenant: No
Business from property: No
Property subletting: No
Tree preservation order: No
Other: No
Right of way public: No
Right of way private: No
Registered easements: No
Shared driveway: No
Third party loft access: No
Third party drain access: No
Other: No
Parking: Communal Car Park No Allocated Space, Off Street Parking
Solar Panels: No
Water: Mains
Electricity: Mains Supply
Sewerage: Mains
Heating: Night Storage Heaters
Internet connection: TBC
Internet Speed: up to 1000Mbps
Mobile Coverage: EE - Great, O2 - Great, Three - Great, Vodafone - Great

Disclaimer: If you are considering purchasing this property as a Buy-to-Let investment, please be advised that certain areas may be subject to Selective Licensing schemes. Prospective purchasers are strongly advised to carry out their own due diligence to ensure compliance with any applicable licensing requirements, including any associated fees or obligations.

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.

