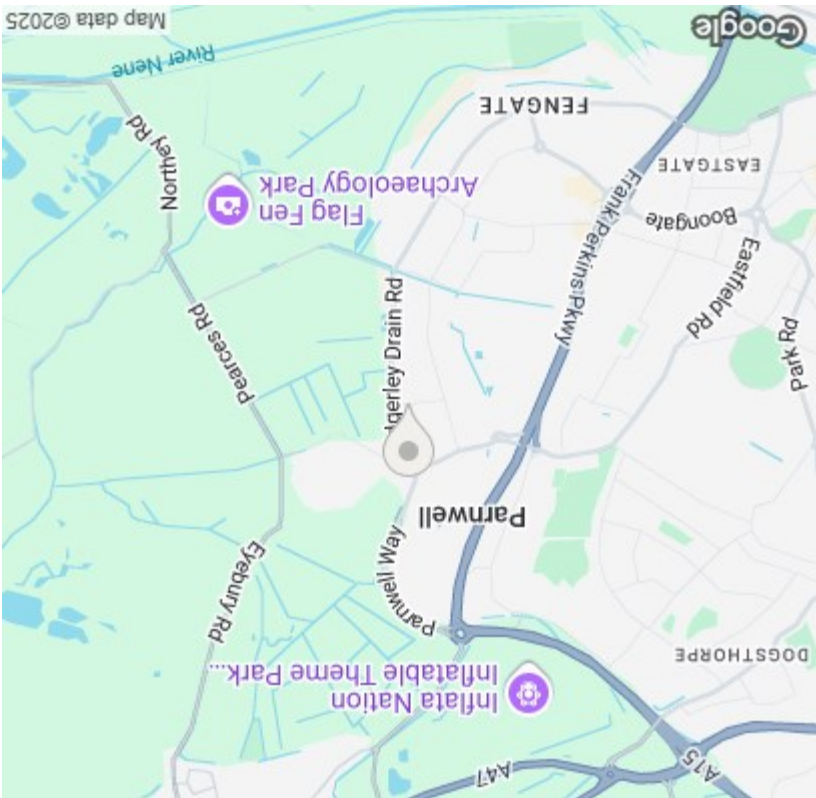


Energy Efficiency Rating		Current	Potential
		Very energy efficient - lower running costs	
		A	B
		(20 points)	(10 points)

Energy Efficiency Graph



Area Map



Palmers Road

Fengate, Peterborough, PE1 5YF

Offered to the market with No Forward Chain is this rare opportunity to purchase a ready-made investment opportunity. Comprising a large detached three-bedroomed house, a detached two-bedroomed bungalow/dayroom and seven individual park homes with planning permission for residential use all year round! Situated on a large plot within a central Peterborough location, near local amenities, transport links and within a short drive away from Peterborough Station and the City Hospital. The park homes and bungalow are all currently rented out but can be given notice if needed or sold separately in the future.

Furthermore, the house briefly comprises rear lobby, large dual aspect living room, kitchen/dining room with integrated appliances, tiled flooring and front entrance door. Upstairs offers three double bedrooms, a three-piece family bathroom, comprising a bath with shower over, A WC and a sink. The master bedroom boasts a large four-piece en-suite comprising a WC, a shower enclosure and a bath with a shower over. THE BUNGALOW COMPRISES a large kitchen/dining/living room, two double bedrooms and a three-piece family bathroom comprising a WC, a wash hand basin and a bath with shower over. There is off road parking for multiple vehicles, a large plot and seven two bedroomed, mobile park homes which are also included in the sale price. To the front there is a large driveway with private electric gated access. Please contact the office to find out more regarding the rents currently being achieved and any other additional information. Please see our virtual tour attached.

- House:
- Kitchen/Dining Room
- 807 × 5.79 (26'5" × 18'11")
- Living Room
- 5.40 × 5.78 (17'8" × 18'11")
- Landing
- 5.19 × 1.97 (17'0" × 6'5")
- Master Bedroom
- 3.73 × 5.79 (12'2" × 18'11")
- En-Suite To Master Bedroom
- 1.60 × 4.31 (5'2" × 14'1")
- Bedroom Two
- 3.77 × 3.46 (12'4" × 11'4")
- Bedroom Three
- 3.97 × 3.56 (13'0" × 11'8")
- Bathroom
- 2.73 × 1.95 (8'11" × 6'4")
- Bungalow:
- Kitchen/Dining/Living Room
- 7.58 × 5.31 (24'10" × 17'5")
- Master Bedroom
- 3.57 × 3.59 (11'8" × 11'9")
- Bathroom
- 2.31 × 1.80 (7'6" × 5'10")
- Bedroom Two
- 3.55 × 3.34 (11'7" × 10'11")
- EPC - G
- 1655



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: Off Street Parking

Solar Panels: No

Water: Mains

Electricity: Mains Supply

Sewerage: Mains

Heating: Electric Mains

Internet connection: Cable

Internet Speed: TBC

Mobile Coverage: TBC

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.

DRAFT DETAILS AWAITING VENDORS APPROVAL