



Palmers Road
Fengate, Peterborough, PE1 5YF

Guide Price £750,000 - Freehold , Tax Band - D

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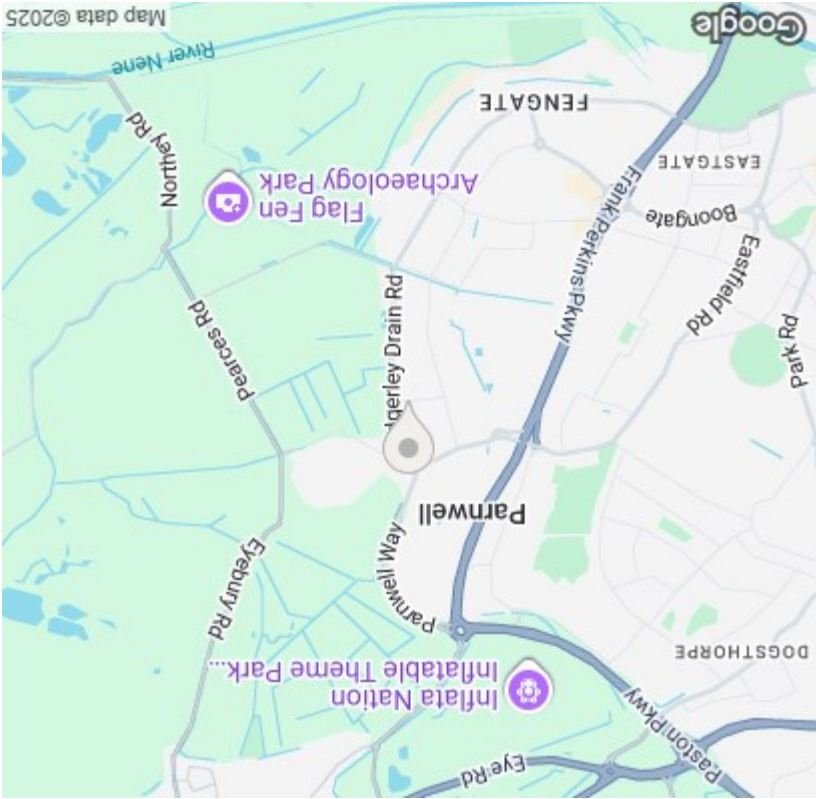
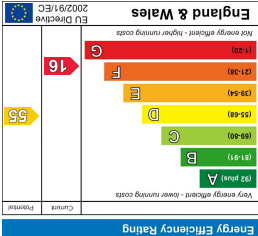
Please contact our City & County Estate Agents - Peterborough
Office on 01733 563965 if you wish to arrange a viewing
appointment for this property or require further information.

Viewing



Floor Plan

Energy Efficiency Graph



Area Map

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/>

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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