



Manor House Street
Peterborough, PE1 2TL

Guide Price £210,000 - Freehold , Tax Band - B

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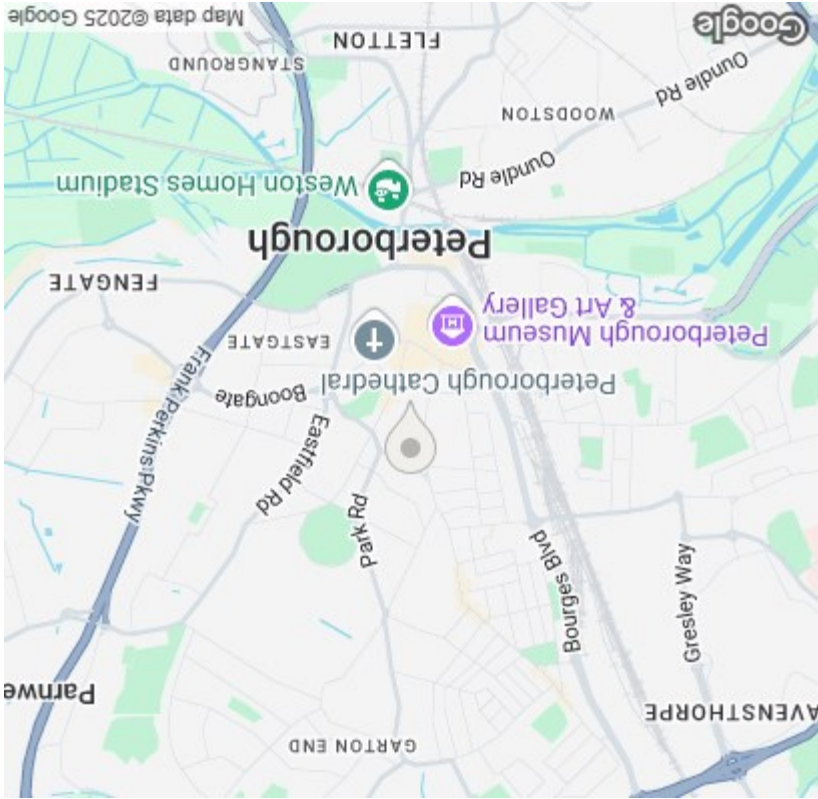
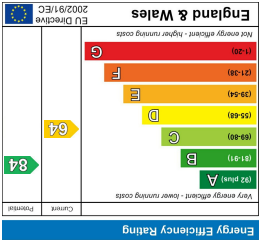
Floor Plan



Viewing

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.

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 exchanges 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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Manor House Street in Peterborough offers a fantastic opportunity to own an end-of-terrace property with no forward chain, making it an ideal choice for families and investors alike. This spacious home boasts three double bedrooms, providing plenty of room for comfortable living. Situated in a prime city centre location, it offers easy access to local amenities and is just a short walk from Peterborough Train Station, perfect for commuters. The property benefits from on-street parking and excellent local transport links, ensuring convenience for residents. A low-maintenance garden adds to the appeal, offering a great outdoor space without the hassle of extensive upkeep. Whether you're looking for a family home or a smart investment, this property ticks all the boxes.

Situated in the heart of Peterborough city centre, this charming three-bedroom, end-of-terrace home offers a blend of space and convenience, making it an excellent choice for families and investors alike. The property features a welcoming entrance porch and hall, leading to a bay-fronted living room that fills with natural light, a separate dining room, and a spacious kitchen/diner fitted with a matching range of base and eye-level units, along with space for a fridge/freezer and a freestanding cooker. A utility space and a family bathroom with a three-piece suite complete the ground floor. Upstairs, the home boasts three generously sized double bedrooms, along with an additional W/C for added convenience. Outside, the low-maintenance rear garden features a brick-built storage shed, while the front of the property benefits from an enclosed garden with access to the public footpath. With its prime city centre location, this home is within walking distance to Peterborough Train Station, as well as excellent local transport links, making commuting a breeze.

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 (iamsold 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 £349 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.

Entrance Porch
3'2" x 3'0"

Entrance Hall
3'2" x 12'9"

Living Room
10'3" x 15'4"

Dining Room
13'10" x 12'10"

Kitchen Diner
8'4" x 15'2"

Hallway
8'1" x 6'6"

Bathroom
7'10" x 6'9"

Landing
10'10" x 5'8"



Master Bedroom
13'11" x 13'11"

Bedroom Two
10'5" x 10'11"

Hallway
3'1" x 13'0"

Hallway
2'11" x 3'8"

WC
4'10" x 4'0"

Bedroom Three
8'1" x 10'11"

EPC - D
64/84

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: Street Parking - Permit Required
Solar Panels: No
Water: Mains
Electricity: Mains Supply
Sewerage: Mains
Heating: Gas Mains
Internet connection: Satellite
Internet Speed: up to 1800Mbps
Mobile Coverage: EE - Excellent, O2 - Great, Three - Excellent, 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.

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