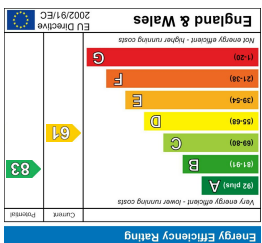


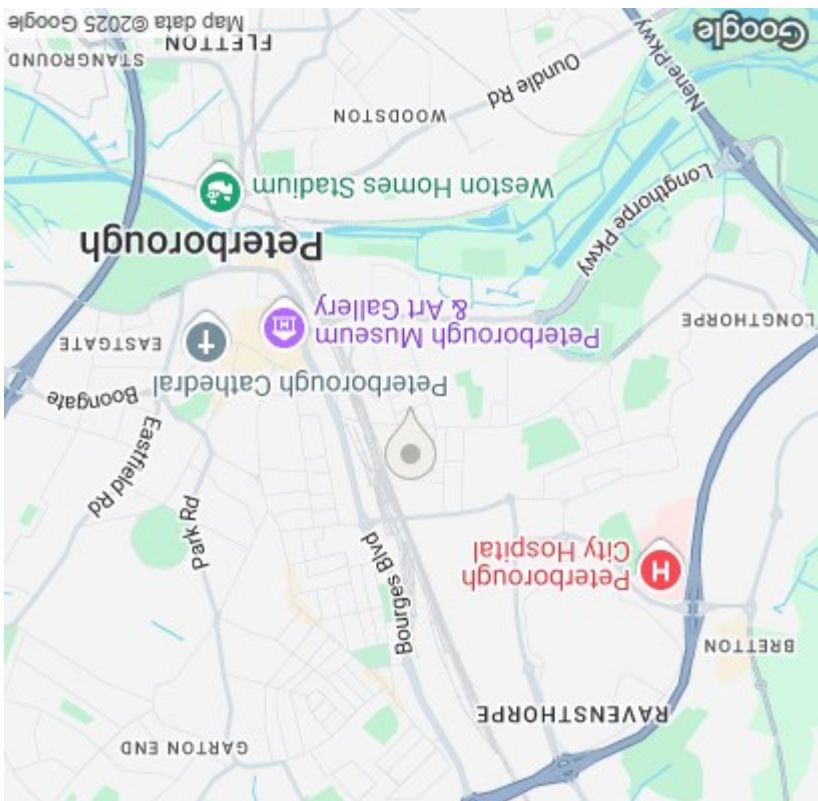
PLEASE NOTE: IF THE PROPERTY IS BEING PURCHASED AS BUY TO LET, YOU SHOULD CONSIDER WHETHER SELECTIVE LICENSING IS APPLICABLE. YOU MAY FIND THE FOLLOWING LINK USEFUL - <https://www.petersonborough.gov.uk/residents/housing/selective-licensing/selective-licensing-areas>

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



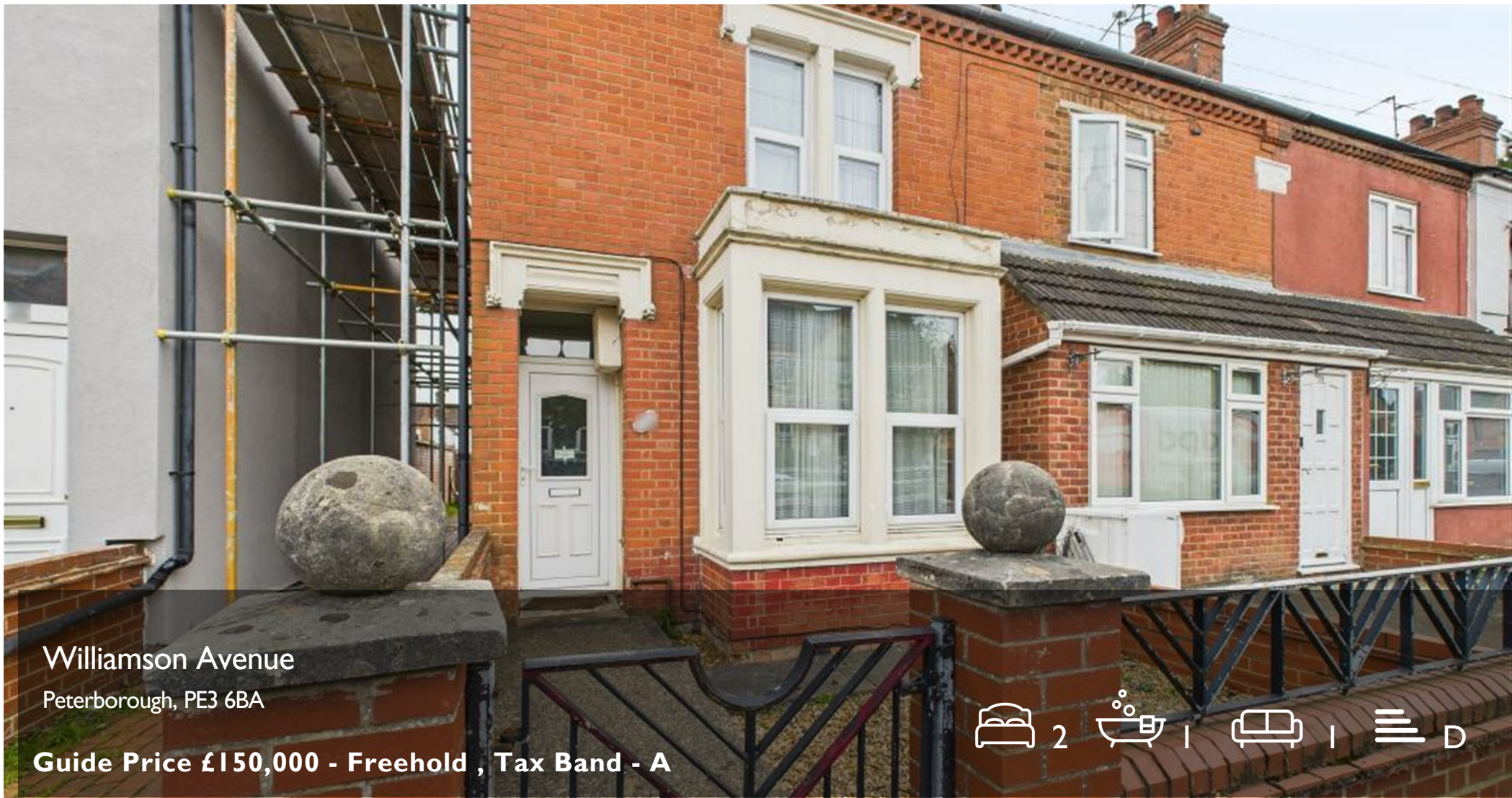
## Energy Efficiency Graph



## Area Map



## Floor Plan





Williamson Avenue

Peterborough, PE3 6BA

\*\*\* GUIDE PRICE of £150,000-£180,000 \*\*\*  
Offered for sale by modern auction, this charming two-bedroom end terrace home is full of character and potential. Ideally located within walking distance of Peterborough Train Station and the city centre, the property presents a fantastic investment opportunity for those looking to renovate and add value. With two reception rooms, a generously sized kitchen/dining area, and a downstairs cloakroom, the layout offers flexibility—and even the possibility to convert into a three-bedroom home (subject to relevant permissions). Outside, the long enclosed rear garden provides excellent outdoor space to complement the interior. Auction terms and conditions apply. Subject to reserve price. Buyers fees apply. Please contact the office to find out more about modern auction.

The ground floor opens with a traditional entrance hall leading to a cosy front lounge, ideal for relaxing or entertaining. A second reception room follows—perfect as a formal dining area or additional family space—before flowing into a spacious kitchen/diner at the rear of the home. The kitchen offers excellent scope for improvement and is complemented by a useful downstairs cloakroom just off the rear hallway. Upstairs, there are two well-proportioned double bedrooms, with the master located at the front of the property. The current layout includes a large family bathroom at the rear, which could easily be relocated to the ground floor—creating the potential to convert the existing bathroom space into a third bedroom, making this a highly versatile home (subject to necessary consents). Externally, the front of the property features a small courtyard garden with a pathway leading up to the front door, while to the rear, a long-enclosed garden offers a blank canvas for landscaping. There is also a shared right of way providing rear access to the property. Offered for sale by modern method of auction, this home is chain-free and full of potential. Terms and conditions apply. Subject to reserve price. Buyers fees apply. (scaffolding is not for this property, it is for next door)

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 Hall  
3'0" x 12'2"

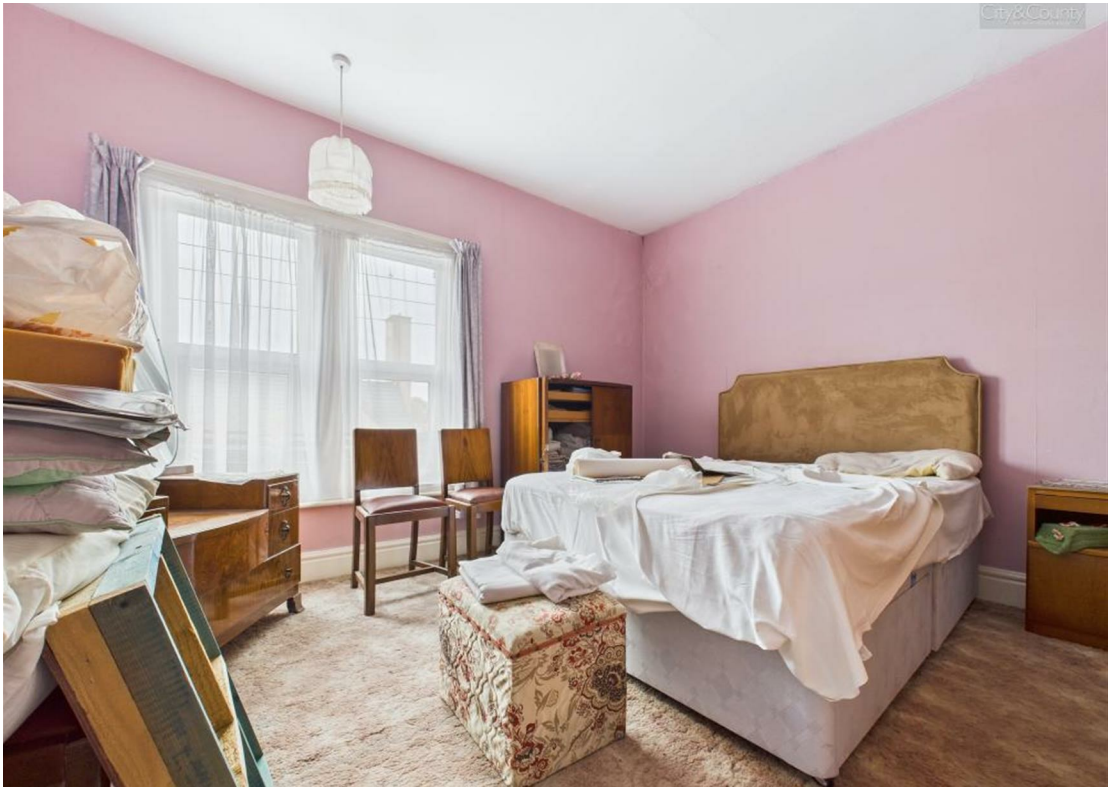
Lounge  
9'10" x 13'11"

Living Room  
13'2" x 11'3"

Kitchen Diner  
7'10" x 18'8"

WC

Hallway  
3'11" x 2'11"



Landing

2'7" x 14'7"

Master Bedroom

13'2" x 11'3"

Bedroom Two

10'2" x 11'5"

Bathroom

7'9" x 10'9"

EPC - D

61/83

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 NOT allowed: No  
Property subletting: No  
Tree preservation order: No  
Other: No  
Right of way public: No  
Right of way private: Yes - Shared access to rear  
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: Cable  
Internet Speed: up to 1000Mbps  
Mobile Coverage: EE - Great, O2 - Great, Three - Excellent, Vodafone - Excellent

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.

