

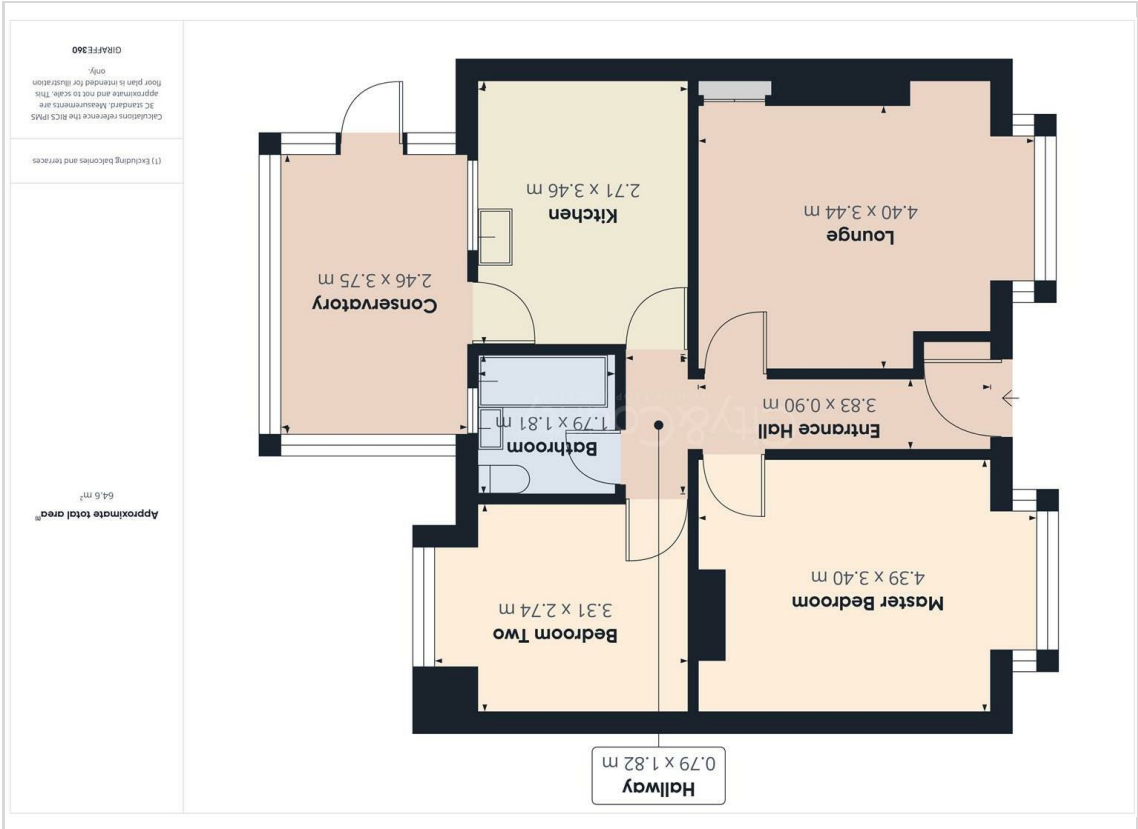


Star Road
Peterborough, PE1 5ET

Guide Price £125,000 - Freehold , Tax Band - A



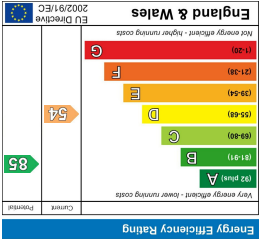
Floor Plan



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



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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Located on Star Road, just a short distance from Peterborough City Centre, this detached bungalow offers an excellent opportunity for refurbishment or investment. With a generous plot, driveway, and garage, it provides fantastic potential for further development—ideal for those seeking a flip project or a buy-to-let opportunity.

Positioned on Star Road, just moments from Peterborough City Centre, this detached bungalow presents a fantastic opportunity for buyers seeking a refurbishment project, investment, or buy-to-let purchase. Offering generous accommodation and excellent scope for further development, the property features a welcoming entrance hall leading to all principal rooms, including a bright and spacious lounge with a dual-aspect outlook, a well-proportioned master bedroom, and a second bedroom ideal as a guest room, child's bedroom, or home office. The centrally positioned kitchen connects seamlessly to a charming conservatory overlooking the rear garden, creating a perfect space for dining or relaxing. A conveniently located bathroom and small connecting hallway ensure a practical and well-balanced layout throughout. Externally, the bungalow sits on a generous plot with a private driveway providing off-road parking and access to a single garage, offering superb potential for extension or landscaping (subject to planning permission). With its prime location close to the city centre and excellent access to local amenities, transport links, and shops, this property represents an outstanding opportunity for investors or developers looking for a project with huge potential on one of Peterborough's popular residential roads.

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
3.83 x 0.90 (12'6" x 2'11")

Lounge
4.40 x 3.44 (14'5" x 11'3")

Hallway
0.79 x 1.82 (2'7" x 5'11")

Kitchen
2.71 x 3.46 (6'6" x 11'4")

Conservatory
2.46 x 3.75 (8'0" x 12'3")

Master Bedroom
4.39 x 3.40 (14'4" x 11'1")



Bathroom
1.79 x 1.81 (5'10" x 5'11")

Bedroom Two
3.31 x 2.74 (10'10" x 8'11")

EPC - E
54/85

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: No
Registered easements: No
Shared driveway: No
Third party loft access: No
Third party drain access: No
Other: No
Parking: Private Driveway and Single Garage
Solar Panels: No
Water: Mains
Electricity: Mains Supply
Sewerage: Mains
Heating: Gas Mains
Internet connection: Fttp
Internet Speed: up to 1800Mbps
Mobile Coverage: EE - Excellent, 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.

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