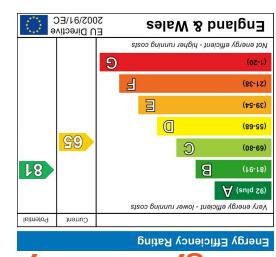
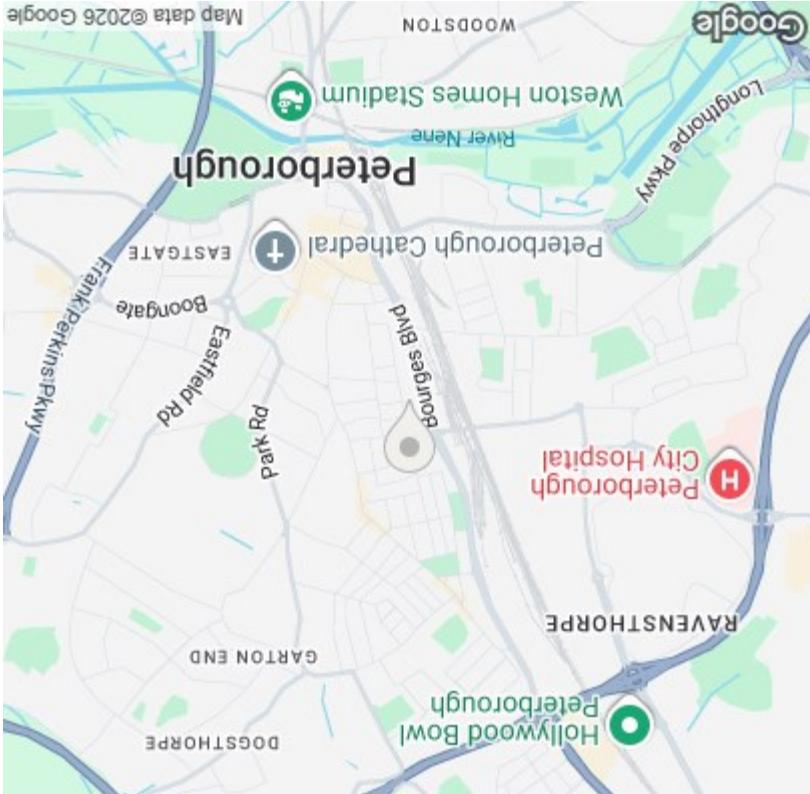


PLEASE NOTE: IF THE PROPERTY IS BEING PURCHASED AS BUY TO LET, YOU SHOULD CONSIDER WHETHER SELECTIVE LICENCING IS APPLICABLE. YOU MAY FIND THE FOLLOWING LINK USEFUL: <https://www.gov.uk/guides/licensing-selective-licensing>



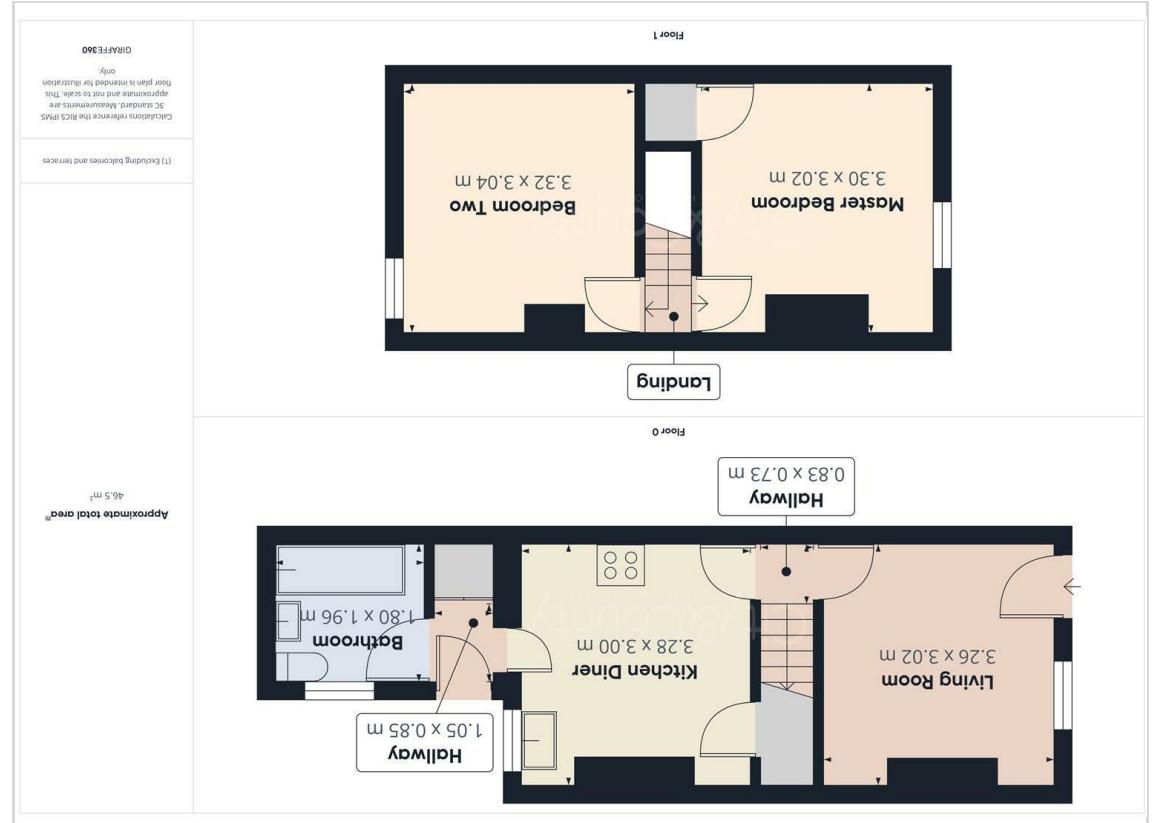
Energy Efficiency Graph



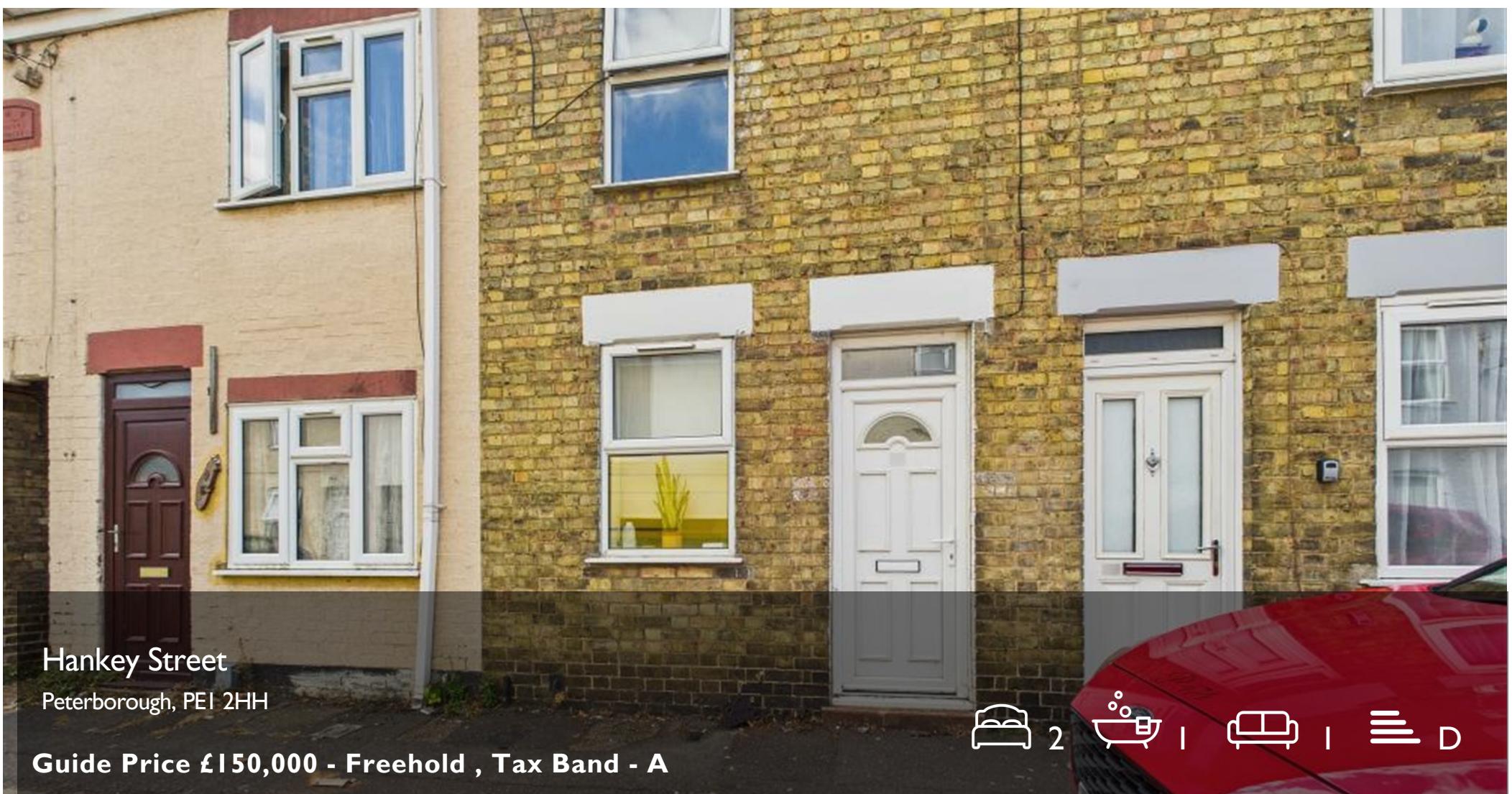
Area Map

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

Viewing



Floor Plan



Hankey Street

Peterborough, PE1 2HH

Situated in the heart of Peterborough, this two-bedroom terraced home offers an excellent opportunity for first-time buyers or investors. With no forward chain, the property features an enclosed rear garden with a storage shed, a permit communal car park, and a prime location just a short walk from the city centre and Peterborough train station. A virtual tour is available for convenience.

This charming two-bedroom terraced home is ideally located in Peterborough city centre, providing easy access to local shops, amenities, and excellent transport links, including the mainline train station within walking distance. The accommodation briefly comprises a welcoming living room leading through to a modern kitchen diner, with access to a ground floor bathroom. The first floor offers two generously sized double bedrooms, creating a comfortable and versatile living space.

Outside, the property benefits from a rear garden with shared right of way and with the added advantage of a storage shed, making it practical for everyday living. There is also a permit communal car park available for residents. Offered with no forward chain, this home is perfect for first-time buyers looking to step onto the property ladder or for investors seeking a conveniently located rental property.

Living Room

3.26 x 3.02 (10'8" x 9'10")

Hallway

0.83 x 0.73 (2'8" x 2'4")

Kitchen Diner

3.28 x 3.00 (10'9" x 9'10")

Hallway

1.05 x 0.85 (3'5" x 2'9")

Bathroom

1.80 x 1.96 (5'10" x 6'5")

Landing

Master Bedroom

3.30 x 3.02 (10'9" x 9'10")

Bedroom Two

3.32 x 3.04 (10'10" x 9'11")

EPC - D

65/81

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

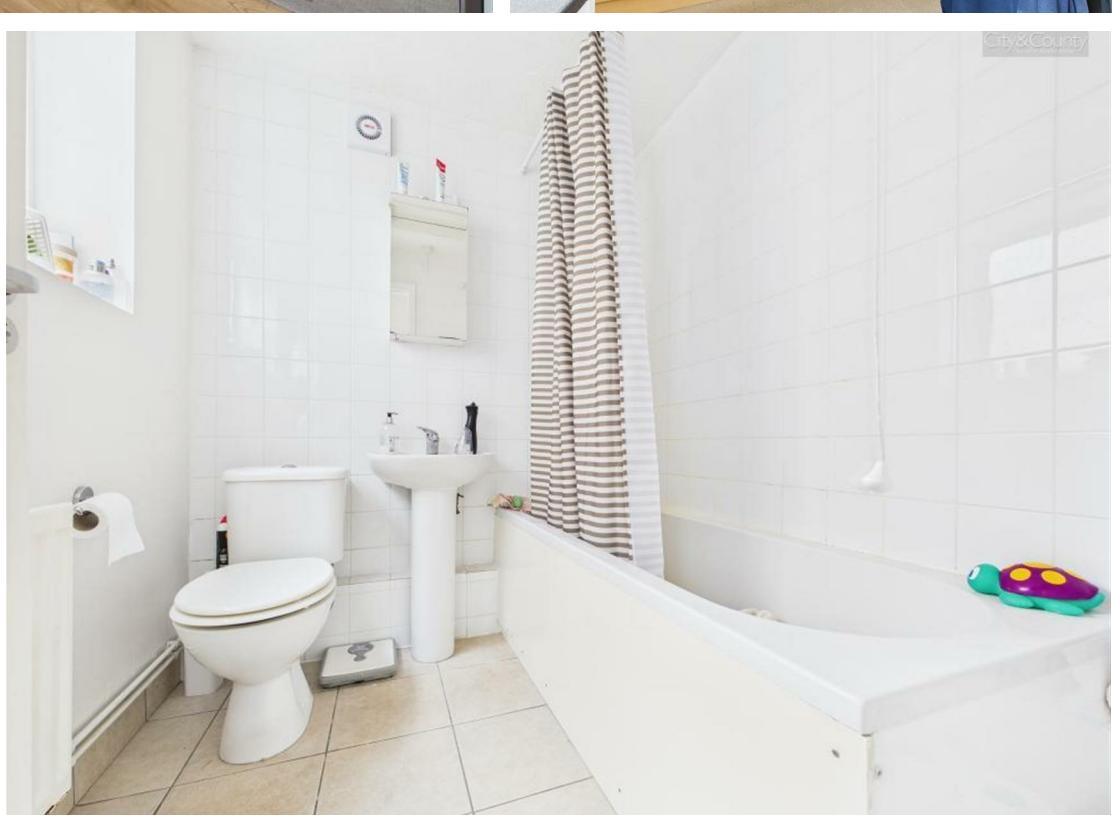
Lease restrictions: No

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: Yes
Shared driveway: No
Third party loft access: No
Third party drain access: No
Other: No
Parking: Residents 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 - 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.

