



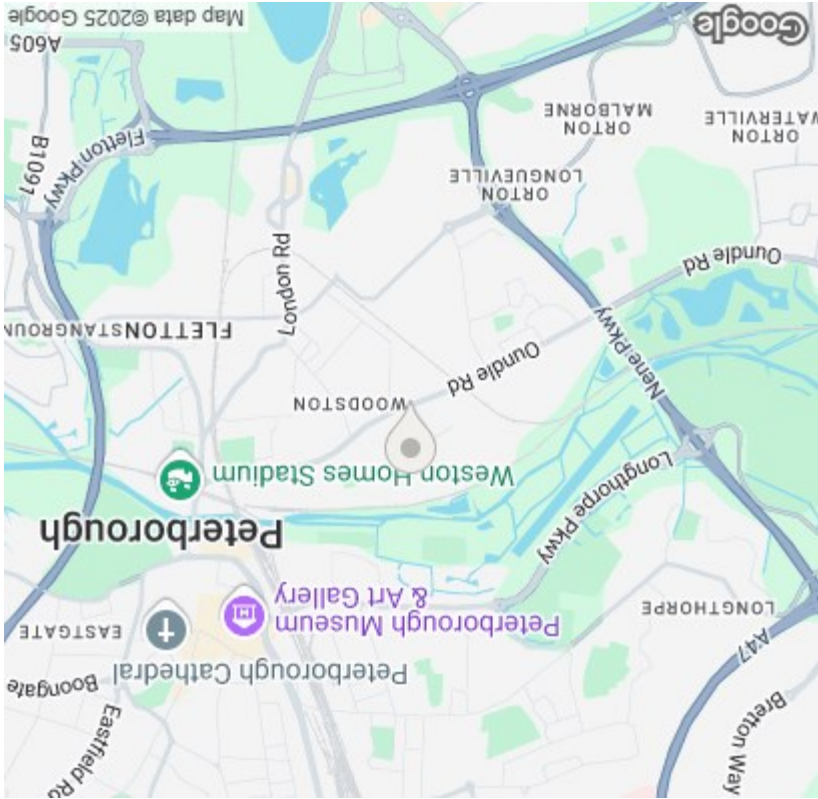
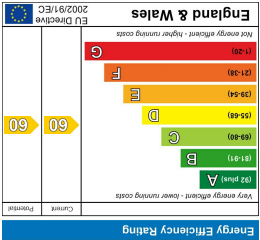
Floor Plan



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 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/>



Oundle Road

Peterborough, PE2 9QP

\*\*\*Guide Price £500,000 - £550,000\*\*\*  
An exceptional investment opportunity in the heart of Peterborough, this executive detached property on Oundle Road is currently operating as a high yield serviced accommodation, generating approximately £70,000 per annum. With seven bedrooms in use, the property can accommodate up to fourteen guests, making it ideal for short-term lets or corporate stays. Previously granted planning permission for further extension, it offers potential for future development. The property benefits from spacious kitchen and dining areas, a storage room, an en-suite, and two additional bathrooms. A dedicated car park adds to its convenience. Offered with no forward chain and the option to purchase the company within which the property is held, this is an attractive prospect for investors looking for a ready-made income stream in a central location.

Designed to cater to the demands of serviced accommodation, this well-presented home provides a practical and spacious layout. The ground floor includes a bright entrance hall leading into versatile living spaces, while the kitchen and dining areas are thoughtfully arranged to accommodate multiple occupants. A separate utility room and storage space enhance functionality. Upstairs, the well-proportioned bedrooms offer flexibility, with one featuring an en-suite for added privacy. The additional bathrooms are fitted to support high occupancy, ensuring comfort and convenience. Outside, the dedicated car park provides ample space for residents or guests. Situated in a prime location with excellent transport links and local amenities nearby, this property is perfectly positioned for both short- and long-term rental success. With further development potential and no onward chain, it presents an unmissable opportunity for investors seeking strong returns in a sought-after area.

- Entrance Hall  
21'5" x 7'10"
- Bedroom One  
14'2" x 12'9"
- Bathroom  
6'3" x 7'9"
- Dining Room  
11'11" x 13'5"
- Kitchen  
13'4" x 9'11"
- Utility Room  
3'9" x 10'1"
- Bedroom Two  
14'8" x 13'4"
- Storage Room/Additional Bedroom  
13'5" x 14'4"
- Landing  
12'4" x 7'10"
- Bedroom Three  
14'10" x 12'9"
- En-Suite To Bedroom Three  
7'0" x 4'0"
- Bathroom  
6'2" x 7'8"
- Bedroom Four  
11'9" x 13'5"
- Bedroom Five  
8'5" x 7'10"
- Hallway  
4'10" x 6'11"



- Bedroom Six  
8'6" x 6'11"
- Bedroom Seven  
13'8" x 6'0"
- EPC - C  
60
- Tenure - Freehold
- IMPORTANT LEGAL INFORMATION  
Construction: Standard  
Accessibility / Adaptations: Lateral Living  
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: Driveway Private, Off Street Parking, Residents Parking  
Solar Panels: Yes - Owned  
Water: Mains  
Electricity: Mains Supply, Solar PV Panels  
Sewerage: Mains  
Heating: Gas Mains  
Internet connection: Cable  
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.