



Clarence Road

Millfield, Peterborough, PE1 2LF

Two bedroomed terrace home offered to the market with no forward chain, situated within a popular central Peterborough location close to local amenities and transport links. Benefiting from two reception rooms, a fitted kitchen with separate utility room, upstairs bathroom and an enclosed rear garden with shared access, this property presents an ideal first time purchase or suitable investment opportunity with a current tenant paying £210 per week.

Situated within a convenient central Peterborough location, this established terrace home offers spacious accommodation throughout and is available with no forward chain. The ground floor briefly comprises an entrance hallway leading into a comfortable living room, separate dining room, fitted kitchen and useful utility room to the rear. To the first floor are two well proportioned double bedrooms alongside a generous family bathroom. Outside, the property benefits from a long enclosed rear garden with shared access and on street parking to the front. Positioned within easy reach of local amenities, schools, transport links and Peterborough City Centre, this property would make an excellent first time purchase or buy to let investment opportunity.

Living Room
3.45 x 3.09 (11'3" x 10'1")

Hallway
0.83 x 0.78 (2'8" x 2'6")

Dining Room
3.47 x 3.10 (11'4" x 10'2")

Kitchen
2.61 x 1.84 (8'6" x 6'0")

Utility Room
1.51 x 1.75 (4'11" x 5'8")

Landing
0.85 x 0.54 (2'9" x 1'9")

Master Bedroom
3.48 x 3.62 (11'5" x 11'10")

Hallway
3.46 x 0.92 (11'4" x 3'0")

Bedroom Two
3.46 x 2.61 (11'4" x 8'6")

Bathroom
2.60 x 1.81 (8'6" x 5'11")

EPC - E
54/81

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 (answer yes if there are restrictions, eg does not allow pets): 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
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 5500Mbps
Mobile Coverage: EE - Great, O2 - Excellent, 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.

