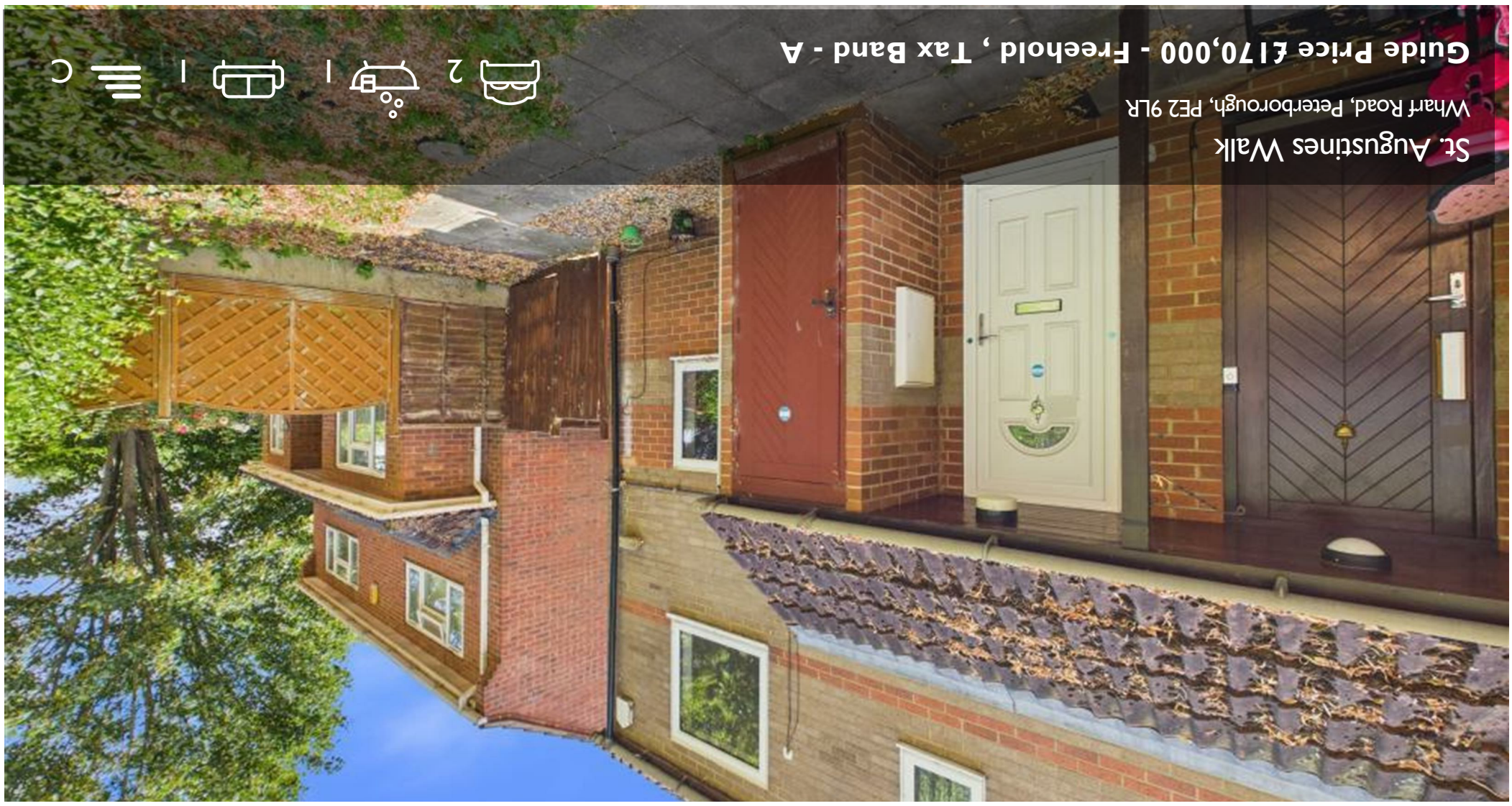


St. Augustines Walk

Wharf Road, Peterborough, PE2 9LR

Guide Price £170,000 - Freehold , Tax Band - A

2 | 1 | 1 | C

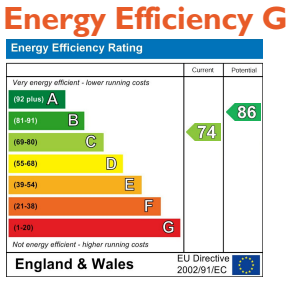
Floor Plan

Area Map

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 licencing is applicable.

A non-refundable purchaser administration fee will be payable by the successful buyer to cover AML checks, identity verification, and proof of funds validation, with full details provided upon offer acceptance.

St. Augustines Walk

Wharf Road, Peterborough, PE2 9LR

*** Guide Price £170,000 - £180,000 ***

A well-presented, end-terraced house situated on St Augustines Walk, off Wharf Road in Woodston, close to Peterborough city centre. Sold with no forward chain and currently tenanted, this property offers a fantastic buy-to-let opportunity, finished to a modern standard throughout and benefiting from a private and enclosed rear garden.

This well-presented end-terraced house on St Augustines Walk, just off Wharf Road in Woodston and within easy reach of Peterborough city centre, represents an excellent opportunity for investors seeking a ready-made buy-to-let with tenants already in situ, and is offered with the added advantage of no forward chain. Stepping through the front door, you are welcomed by a practical entrance hallway that sets the tone for the rest of the home, leading through to a bright and generously proportioned lounge diner at the front of the property, complete with double doors opening out to create a lovely sense of space and natural light, perfect for both relaxing and entertaining; from here, the layout flows naturally into a well-equipped kitchen positioned to the rear, offering ample worktop and storage space and providing convenient access out to the private and enclosed rear garden, an appealing feature for tenants seeking their own outdoor space. Upstairs, the first floor landing gives access to two comfortable bedrooms, including a spacious master bedroom to the rear and a further good-sized second bedroom to the front, both finished to a modern standard throughout, along with a stylish family bathroom fitted with a contemporary suite. Altogether, this home combines a sensible and functional layout with quality modern finishes throughout, all set within a popular and well-connected location close to local amenities and the city centre, making it a compelling addition to any investment portfolio.

Entrance Hall
2.61 x 1.09 (8'6" x 3'6")

Kitchen
2.63 x 3.37 (8'7" x 11'0")

Lounge Diner
3.18 x 4.57 (10'5" x 14'11")

Landing
1.93 x 0.95 (6'3" x 3'1")

Master Bedroom
2.61 x 4.58 (8'6" x 15'0")

Bathroom
1.90 x 1.86 (6'2" x 6'1")

Bedroom Two
3.00 x 2.47 (9'10" x 8'1")

EPC - C
74/86

Tenure - Freehold

IMAGE DISCLAIMER
Some images in this brochure have been digitally enhanced or modified using artificial intelligence (AI) technology for illustrative and marketing purposes. These alterations may include virtual staging, enhanced lighting, landscaping, or cosmetic improvements intended to help visualise the property's potential. Actual appearance, condition, fixtures, finishes, views, and surroundings may differ. Prospective purchasers or tenants should rely on their own inspections and enquiries when assessing the property.

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: No
Registered easements: No
Shared driveway: No
Third party loft access: No
Third party drain access: No
Other: No
Parking: Street Parking Permit Not Required
Solar Panels: No
Water: Mains
Electricity: Mains Supply
Sewerage: Mains
Heating: Gas Mains
Internet connection: Fttp
Internet Speed: up to 5500Mbps
Mobile Coverage: EE - Great, 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.