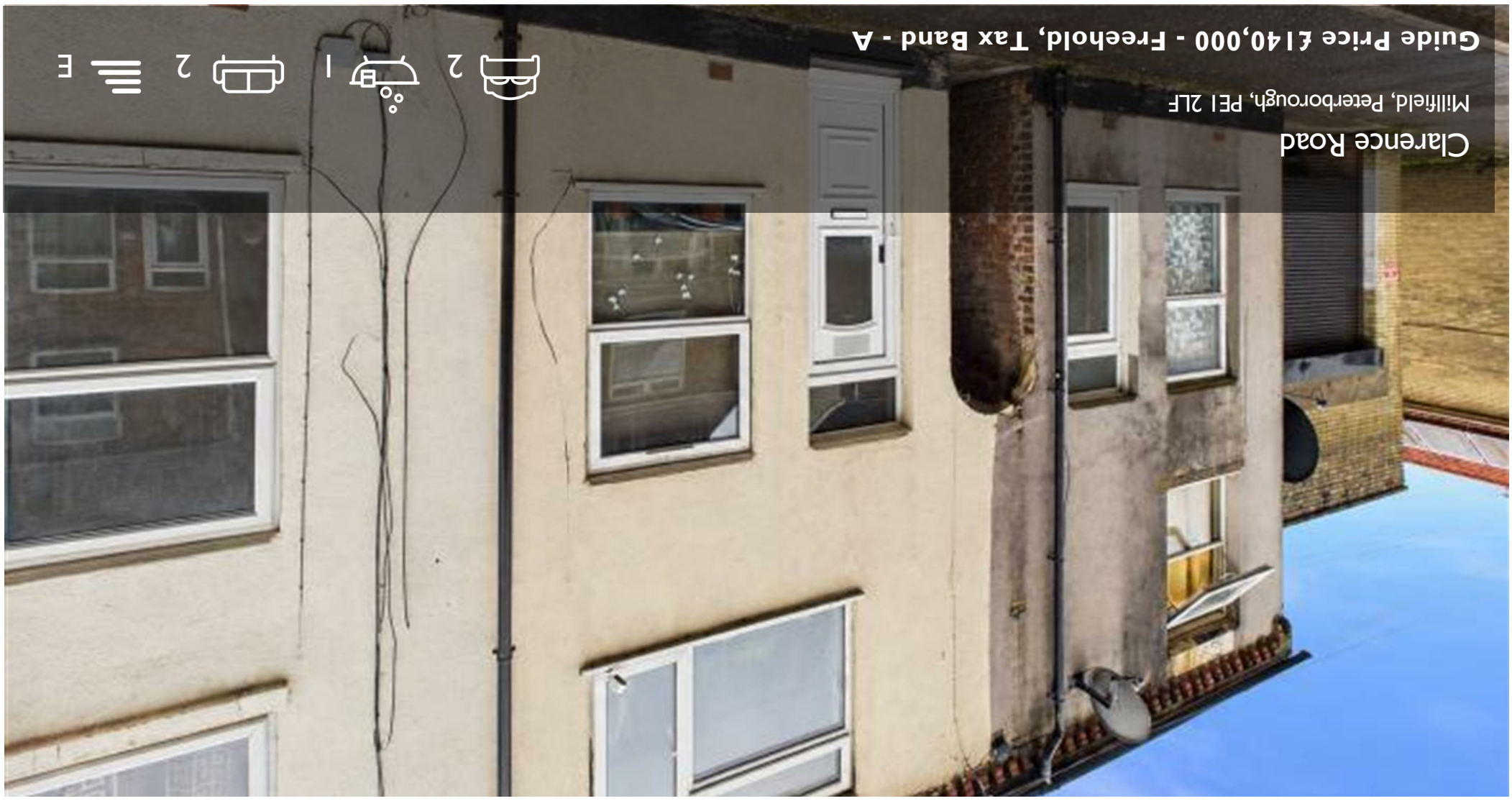


Clarence Road

Millfield, Peterborough, PE1 2LF

Guide Price £140,000 - Freehold, Tax Band - A

2 1 2 E

Floor Plan



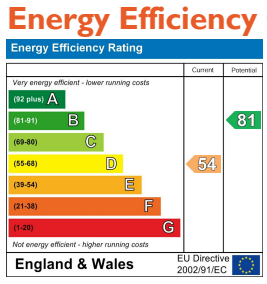
Area Map



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.

Clarence Road

Millfield, Peterborough, PE1 2LF

GUIDE PRICE £140,000-£150,000
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.











