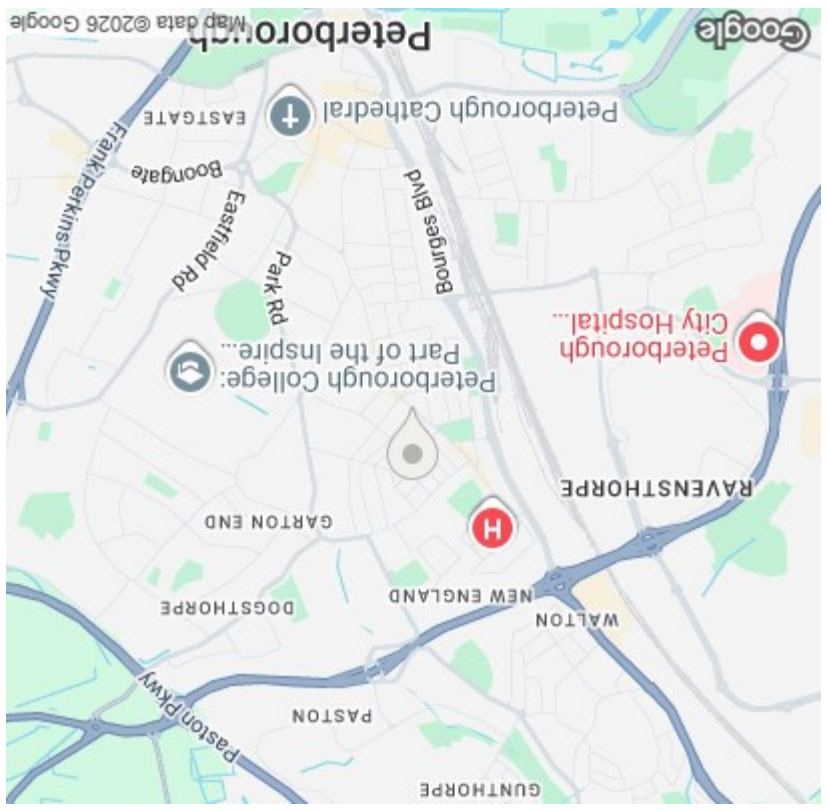


Disclaimer Important Notice: In accordance with the Property Misdescriptions Act (1991) we have prepared these Sales Particulars as a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services of a structural surveyor should be considered. Please note, if the property is being purchased as buy to let, you should consider whether selective licensing 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.

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 Rating	Current Rating	Very Energy Efficient - lower running costs	Very Energy Inefficient - higher running costs
A	83	92-100	81-82
B	65	83-91	72-80
C		69-82	55-71
D		55-68	41-54
E		41-54	27-40
F		27-40	13-26
G		13-26	0-12

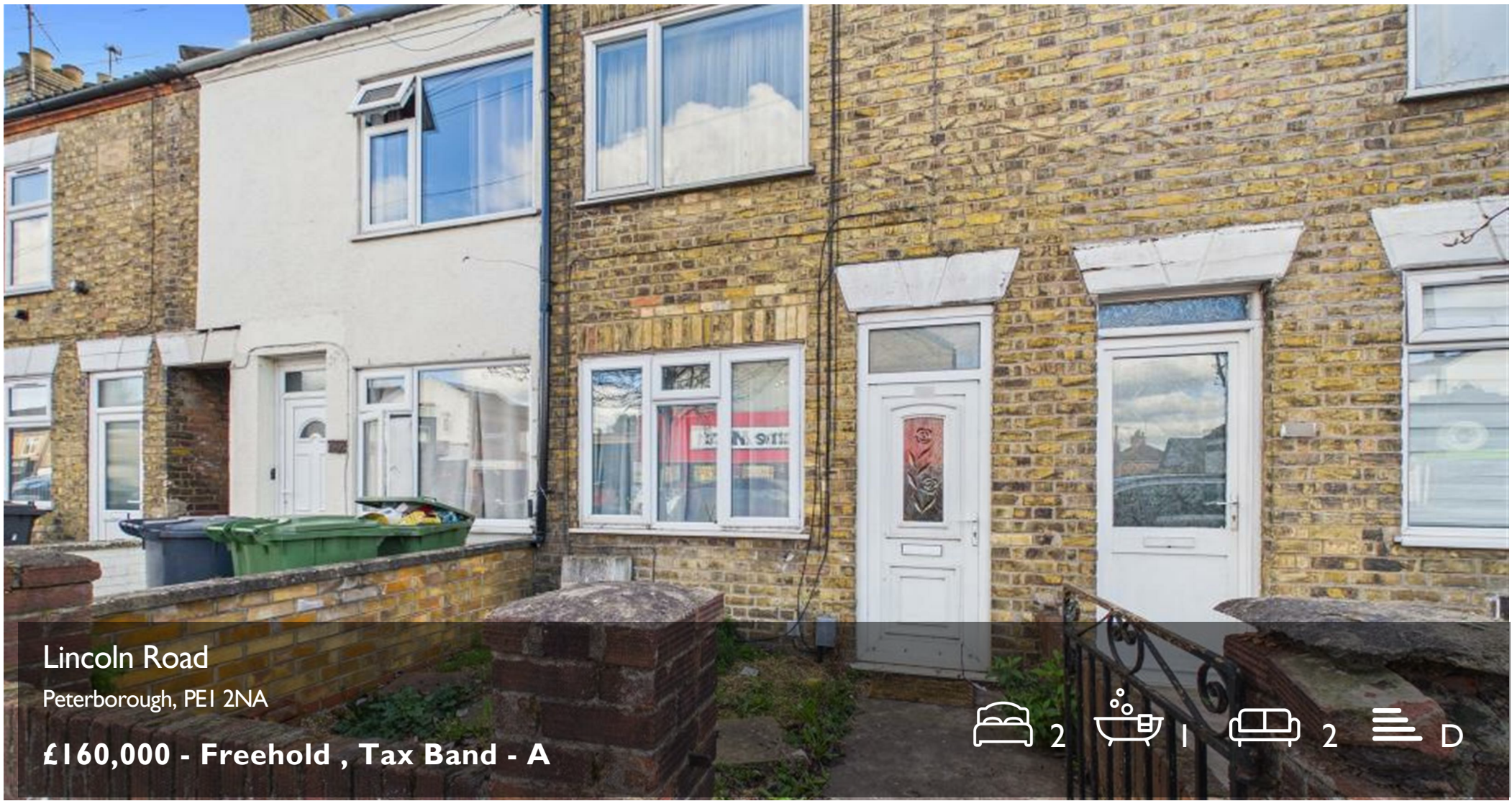
Energy Efficiency Graph



Area Map



Floor Plan



Lincoln Road
 Peterborough, PE1 2NA
£160,000 - Freehold , Tax Band - A

2 1 2 D

Lincoln Road

Peterborough, PE1 2NA

Situated on Lincoln Road in a central Peterborough location, this two bedroom terraced home is offered to the market with no forward chain and presents an excellent opportunity for first time buyers or investors. The property features two reception rooms, a separate kitchen with pantry, an upstairs family bathroom and an enclosed rear garden. Conveniently located within proximity to local amenities and transport links, this home offers practical accommodation in a well connected setting.

The property is entered via a front door leading into the living room, which provides a comfortable reception space positioned at the front of the home. From here, access is provided to the inner hallway and staircase leading to the first floor. Beyond the hallway is a separate dining room which offers a versatile second reception space, ideal for family dining or entertaining guests. The dining room leads through to the kitchen located at the rear of the property, which provides space for fitted units and appliances. A useful pantry sits just beyond the kitchen, offering additional storage. Upstairs, the landing provides access to two bedrooms and the family bathroom. The main bedroom is positioned at the front of the property and offers a well proportioned double room, while bedroom two is located towards the rear and provides a comfortable second bedroom or potential home office space. The family bathroom is situated at the rear of the first floor and serves both bedrooms. Externally, the property benefits from an enclosed rear garden which provides a private outdoor space with potential for landscaping or outdoor seating. The property is conveniently located close to a wide range of local amenities, shops, schools and transport links, with Peterborough city centre also within easy reach. With its central location, practical layout and investment potential, this home represents an excellent opportunity for buyers looking to step onto the property ladder or expand a rental portfolio.

Living Room
3.31 x 3.27 (10'10" x 10'8")

Hallway
0.78 x 0.79 (2'6" x 2'7")

Dining Room
3.30 x 3.40 (10'9" x 11'1")

Kitchen
1.75 x 3.89 (5'8" x 12'9")

Pantry
1.72 x 0.92 (5'7" x 3'0")

Landing
0.91 x 3.41 (2'11" x 11'2")

Master Bedroom
3.35 x 3.29 (10'11" x 10'9")

Bathroom
1.76 x 2.79 (5'9" x 9'1")

Bedroom Two
2.34 x 3.46 (7'8" x 11'4")

EPC - D
65/83

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: Not Known
Holiday home rental: Not Known
Restrictive covenant: Not Known
Business from property NOT allowed: Not Known
Property subletting: Not Known
Tree preservation order: Not Known
Other: Not Known
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: Not Known
Other: Not Known
Parking: Street Parking Permit Required
Solar Panels: No
Water: Mains
Electricity: Mains Supply
Sewerage: Mains
Heating: Gas Mains
Internet connection: Fttp
Internet Speed: up to 80Mbps
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.