

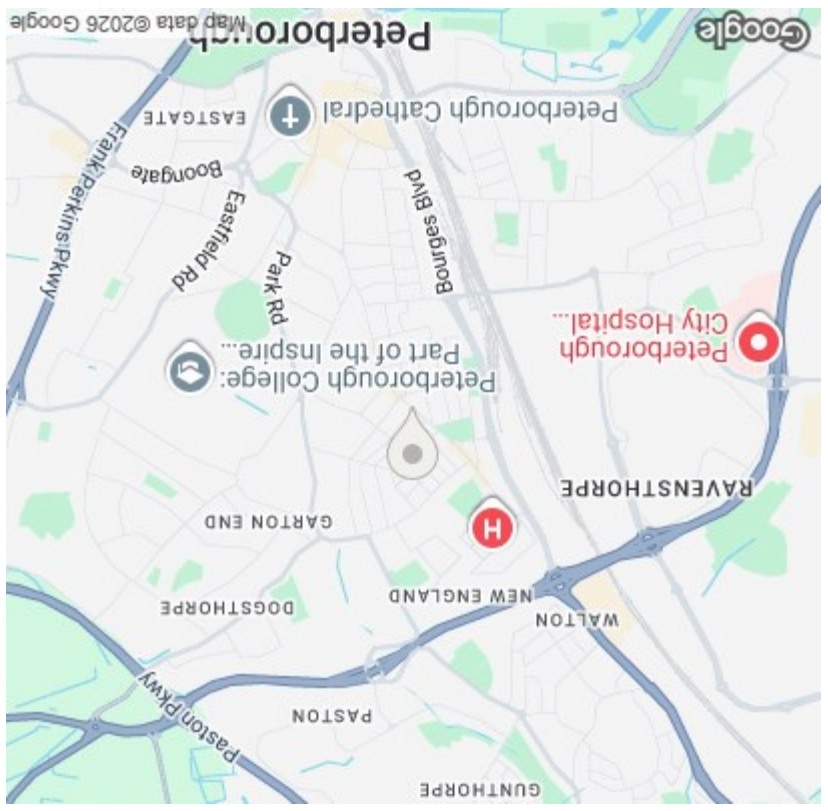
Disclaimer Important Notice: In accordance with the Property Misdescriptions Act (1991) we have prepared these Sales Particulars as a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services of 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 guarantees. 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. 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 Efficiency Rating	
Current Rating	Very Energy Efficient - lower running costs
A	83-91
B	69-82
C	55-68
D	39-54
E	29-38
F	13-28
G	1-12

EU Directive 2002/91/EC  
 Not energy related - higher running costs

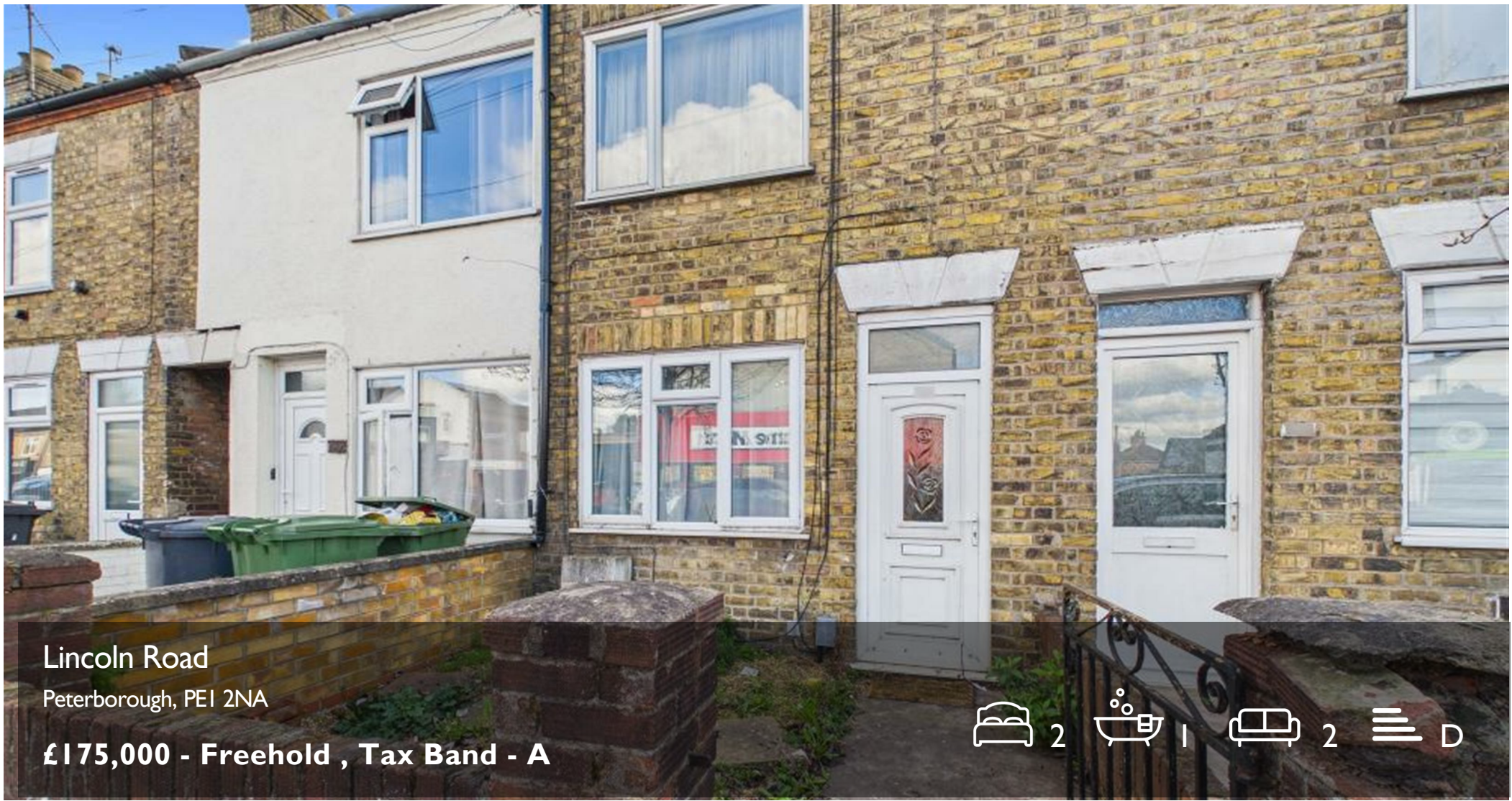
**Energy Efficiency Graph**



**Area Map**



**Floor Plan**



**Lincoln Road**  
 Peterborough, PE1 2NA  
**£175,000 - 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.