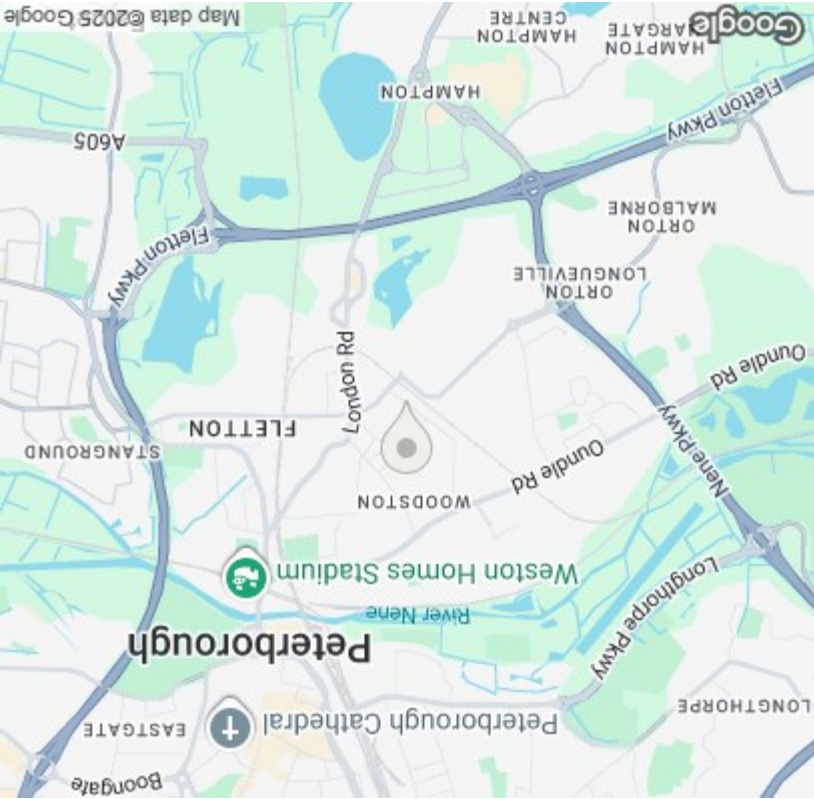




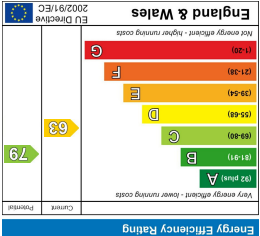
Floor Plan



Area Map



Energy Efficiency Graph



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.

Viewing

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 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. YOU MAY FIND THE FOLLOWING LINK USEFUL - <https://www.peterborough.gov.uk/residents/housing/selective-licensing/selective-licensing-areas/>

Belsize Avenue

Peterborough, PE2 9HZ

Two bedroom mid terrace home offered with no forward chain. The property benefits from two reception rooms, an enclosed rear garden and on street parking. Ideally located within proximity to Peterborough City Centre, this home represents a great first-time purchase or investment opportunity.

Situated on the popular Belsize Avenue, this well proportioned two-bedroom terrace home is offered to the market with no forward chain, making it an excellent opportunity for first time buyers and investors alike.

The ground floor comprises a welcoming living room to the front of the property, leading through to a separate dining room with stairs rising to the first floor. To the rear, the kitchen offers a practical layout with access to the enclosed rear garden, ideal for low maintenance outdoor space. Upstairs, the property offers two well sized bedrooms and a family bathroom accessed off the landing. The layout is practical and well balanced, providing comfortable accommodation throughout.

Externally, the property benefits from an enclosed rear garden and on street parking to the front. Conveniently located within proximity to Peterborough City Centre, local amenities and transport links, this home is well positioned for commuters and tenants alike. An ideal first time purchase or buy to let investment. Early viewing is highly recommended. Virtual tour available.

Living Room
3.74 x 3.46 (12'3" x 11'4")

Hallway
0.89 x 0.78 (2'11" x 2'6")

Dining Room
3.73 x 3.41 (12'2" x 11'2")

Kitchen
1.89 x 4.45 (6'2" x 14'7")

Landing
1.02 x 4.36 (3'4" x 14'3")

Master Bedroom
3.07 x 3.49 (10'0" x 11'5")

Bedroom Two
2.63 x 3.47 (8'7" x 11'4")

Bathroom
1.95 x 2.94 (6'4" x 9'7")

EPC - D
63/79

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: 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: Not Known
Third party drain access: No
Other: Not Known
Parking: No Parking Available
Water: Mains
Electricity: Mains Supply
Sewerage: Mains
Heating: Gas Mains
Internet connection: Fttp
Internet Speed: up to 1800Mbps
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.