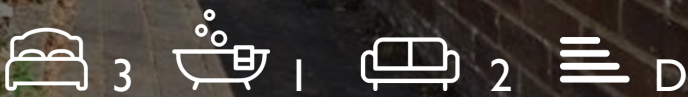




Lincoln Road

Peterborough, PE1 3HE

£190,000 - Freehold , Tax Band - A

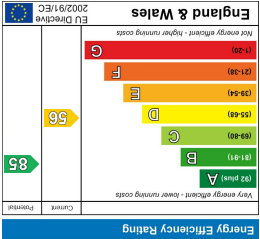


Floor Plan

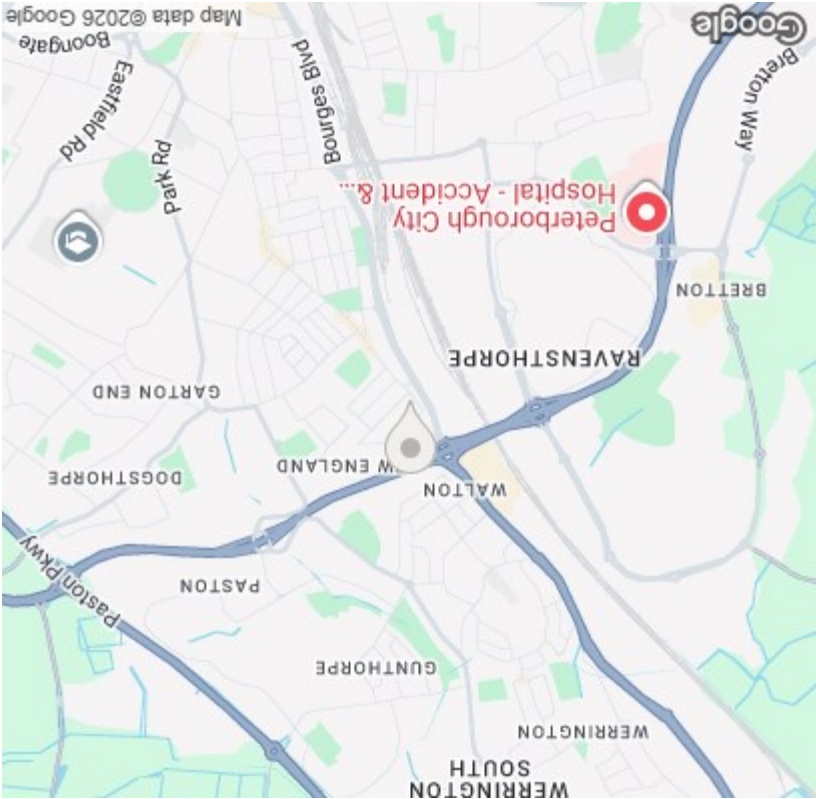


Viewing

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



Area Map

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 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.

Lincoln Road

Peterborough, PE1 3HE

Offered to the market with no forward chain, this beautifully renovated three bedroom terraced home presents an excellent opportunity for first time buyers, growing families or investors alike. Finished to a high standard throughout, the property offers two versatile reception rooms, a modern kitchen, a spacious ground floor bathroom with adjoining utility area, three well proportioned bedrooms and an additional room with excellent potential as a dressing room, home office or future upstairs shower room, subject to the necessary consents. Completing the home is a private enclosed rear garden, ideal for relaxing or entertaining.

Upon entering, you are welcomed into a bright and comfortable living room, featuring a charming bay window that fills the room with natural light and creates an inviting space to relax. Beyond, the separate dining room provides an excellent area for family meals or entertaining guests, while also offering flexibility for modern day living. The kitchen has been thoughtfully refitted with a range of contemporary units and work surfaces, providing a practical and stylish environment for everyday cooking. To the rear of the property, a generously sized family bathroom incorporates a useful utility area, offering excellent functionality whilst keeping laundry appliances neatly tucked away. The first floor comprises three well proportioned bedrooms, including a spacious principal bedroom to the front of the property and bedroom two benefiting from access to an additional room which presents a wealth of possibilities, whether utilised as a dressing room, nursery, home office or, subject to any necessary permissions, converted into an upstairs shower room or VVC. Outside, the property enjoys a private enclosed rear garden, providing an excellent outdoor space for entertaining, gardening or simply unwinding during the warmer months. Offered with no forward chain, this superb home represents an ideal purchase for first time buyers looking for a property ready to enjoy from day one, whilst also presenting an attractive investment opportunity for landlords seeking a low maintenance addition to their portfolio. Early viewing is highly recommended to fully appreciate everything this beautifully presented home has to offer.

Living Room
3.80 x 3.07 (12'5" x 10'0")

Hallway
0.83 x 0.82 (2'8" x 2'8")

Dining Room
3.82 x 3.33 (12'6" x 10'11")

Kitchen
2.29 x 2.75 (7'6" x 9'0")

Bathroom/Utility Room
2.24 x 2.44 (7'4" x 8'0")

Landing
0.79 x 0.86 (2'7" x 2'9")

Master Bedroom
4.79 x 3.09 (15'8" x 10'1")

Hallway
2.77 x 0.91 (9'1" x 2'11")

Dressing Room/Potential Bathroom
1.93 x 3.39 (6'3" x 11'1")

Bedroom Two
3.30 x 2.80 (10'9" x 9'2")



Bedroom Three
2.77 x 2.33 (9'1" x 7'7")

EPC - D
56/85

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: No
Registered easements: No
Shared driveway: No
Third party loft access: No
Third party drain access: No
Other: No
Parking: Off Street Parking
Solar Panels: No
Water: Mains
Electricity: Mains Supply
Sewerage: Mains
Heating: Gas Mains
Internet connection: Fttp
Internet Speed: up to 5500Mbps
Mobile Coverage: EE - Excellent, O2 - Great, 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.

DRAFT DETAILS AWAITING VENDOR APPROVAL

