

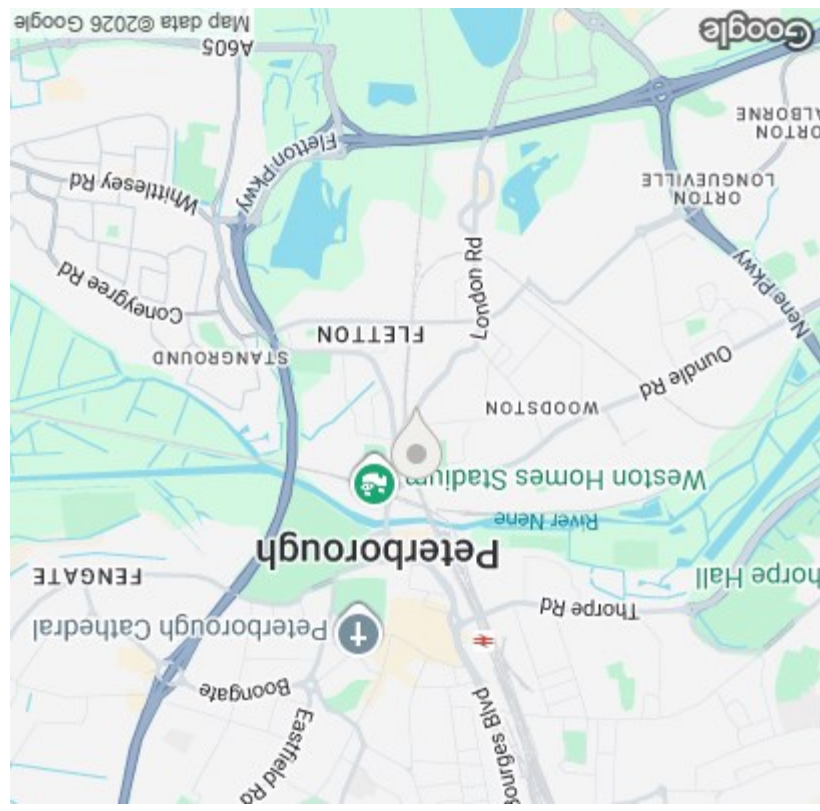
Disclaimer Important Notice: In accordance with the Property Misdescriptions Act (1991) we have prepared these Sales Particulars as a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey 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.

**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.

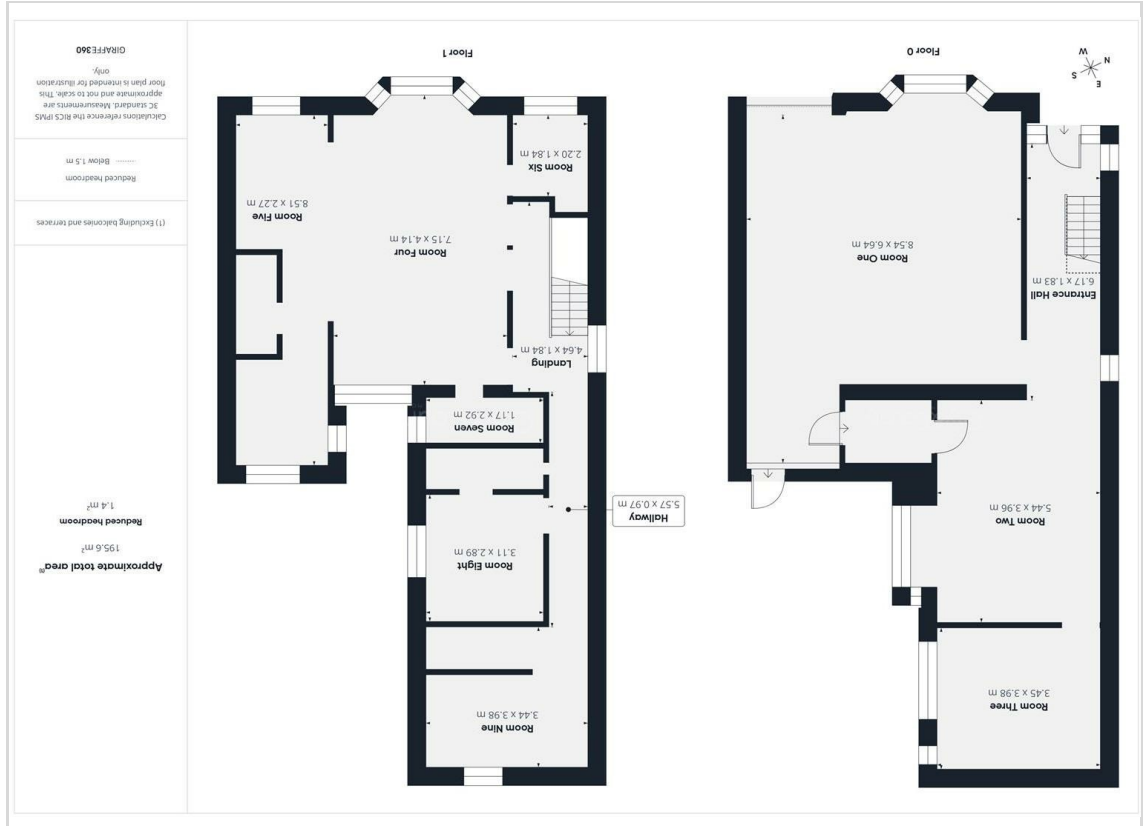
Energy Efficiency Rating	
Current	Potential
A (79-91)	A (79-91)
B (69-78)	B (69-78)
C (55-68)	C (55-68)
D (45-54)	D (45-54)
E (35-44)	E (35-44)
F (25-34)	F (25-34)
G (1-24)	G (1-24)

England & Wales  
 EPC Directive  
 2002/91/EC  
 The energy efficient - lower rating costs

**Energy Efficiency Graph**



**Area Map**



**Floor Plan**



London Road  
 Peterborough, PE2 9BB

**£360,000 - Freehold , Tax Band -**



## London Road

Peterborough, PE2 9BB

An exciting renovation opportunity in the heart of Peterborough, offering substantial accommodation across two floors and occupying a generous plot with rear access, driveway and garage. Available to CASH BUYERS ONLY, this versatile property presents excellent potential for redevelopment, conversion or HMO use (subject to the necessary consents). Conveniently positioned close to local amenities, transport links and the city centre, this is a rare opportunity for investors and developers alike.

Situated on the ever popular London Road, this substantial property offers a fantastic opportunity for investors, developers and those seeking a large scale renovation project. Requiring full modernisation throughout, the property provides extensive accommodation arranged over two floors and occupies a generous plot in a highly convenient central Peterborough location. The existing layout offers a wealth of flexibility with numerous reception rooms and bedrooms, making it ideally suited to a variety of future uses, including the potential creation of a large family home, multi let investment or HMO accommodation, subject to the relevant planning permissions and regulations. Externally, the property benefits from valuable rear access, a driveway and garage, features that are increasingly difficult to find in such a central location. The surrounding area offers excellent access to Peterborough city centre, train station, local shops, schools and other amenities, further enhancing the property's appeal as a future investment. Offered with no onward chain and available to cash buyers only, offers are invited from purchasers looking to unlock the significant potential this unique property has to offer.

### Entrance Hall

6.17 x 1.83 (20'2" x 6'0")

### Room One

8.54 x 6.64 (28'0" x 21'9")

### Room Two

5.44 x 3.96 (17'10" x 12'11")

### Room Three

3.45 x 3.98 (11'3" x 13'0")

### Landing

4.64 x 1.84 (15'2" x 6'0")

### Room Four

7.15 x 4.14 (23'5" x 13'6")

### Room Five

8.51 x 2.27 (27'11" x 7'5")

### Room Six

2.20 x 1.84 (7'2" x 6'0")

### Hallway

5.57 x 0.97 (18'3" x 3'2")

### Room Seven

1.17 x 2.92 (3'10" x 9'6")

### Room Eight

3.11 x 2.89 (10'2" x 9'5")

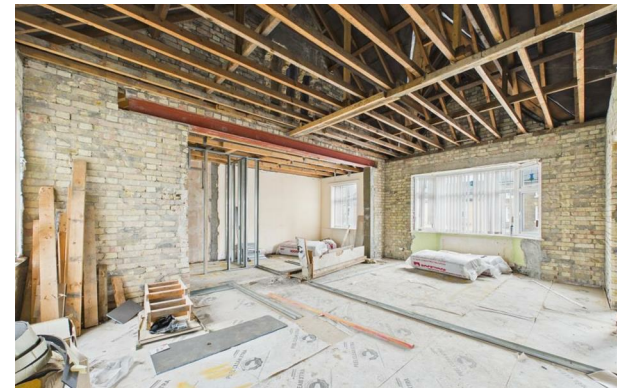
### Room Nine

3.44 x 3.98 (11'3" x 13'0")

### EPC - E

49/69

### 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: Double Garage, Driveway Private  
Solar Panels: No  
Water: Mains  
Electricity: Mains Supply  
Sewerage: Mains  
Heating: Gas Mains  
Internet connection: TBC  
Internet Speed: TBC  
Mobile Coverage: TBC

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