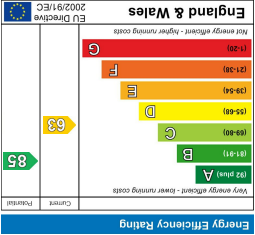




Floor Plan



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 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.

Park Road

Peterborough, PE1 2TT

****SALE AGREED PRIOR TO MARKETING – SIMILAR INVESTMENT OPPORTUNITIES REQUIRED, PLEASE GET IN TOUCH TODAY ****

A ready made investment opportunity in the form of a fully let HMO in Peterborough City Centre, presented to a high standard throughout with SIX EN SUITE ROOMS as well as spacious communal areas.

This is an exceptional opportunity for investors, offering a substantial six-bedroom House in Multiple Occupation (HMO) currently fully occupied and generating rental income. The property is arranged across two well-planned floors, extending to approximately 172.8 sq m in total. Every one of the six bedrooms benefits from its own private en-suite shower room, giving each tenant a high standard of independent, comfortable living. The ground floor offers a welcoming entrance porch and entrance hall, a well-equipped kitchen, and a spacious separate living/dining room ideal as a shared communal space, along with two further utility rooms for practical storage and laundry. Upstairs, a wide landing and hallway lead to four further generously proportioned bedrooms, each again with the benefit of a private en-suite. With a fully occupied rent roll already in place, this property represents a turnkey opportunity for landlords and investors looking to add a well laid-out, high-yielding HMO to their portfolio in a popular Peterborough location.

Entrance Porch
1.54 x 1.23 (5'0" x 4'0")

Entrance Hall
1.88 x 8.20 (6'2" x 26'10")

Bedroom Six
4.26 x 4.92 (13'11" x 16'1")

En-Suite To Bedroom Six
2.29 x 1.23 (7'6" x 4'0")

Bedroom Five
3.94 x 2.87 (12'11" x 9'4")

En-Suite To Bedroom Five
3.94 x 2.87 (12'11" x 9'4")

Hallway
1.04 x 2.59 (3'4" x 8'5")

Living/Dining Room
4.47 x 3.62 (14'7" x 11'10")

Kitchen
3.64 x 2.56 (11'11" x 8'4")

Utility Room
0.91 x 1.59 (2'11" x 5'2")

Utility Room
2.62 x 1.59 (8'7" x 5'2")

Landing
1.88 x 5.49 (6'2" x 18'0")

Entrance To Bedroom Four
1.96 x 1.12 (6'5" x 3'8")

Bedroom Four
6.29 x 2.85 (20'7" x 9'4")

En-Suite To Bedroom Four
2.22 x 1.20 (7'3" x 3'11")

Bedroom Three
4.25 x 2.92 (13'11" x 9'6")

En-Suite To Bedroom Three
4.25 x 2.92 (13'11" x 9'6")

Hallway
0.96 x 5.42 (3'1" x 17'9")

Bedroom Two
2.54 x 3.62 (8'3" x 11'10")

En-Suite To Bedroom Two
1.47 x 2.62 (4'9" x 8'7")

Bedroom One
2.65 x 4.26 (8'8" x 13'11")

En-Suite To Bedroom One
0.96 x 2.16 (3'1" x 7'1")

EPC - D
63/85

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: Street Parking - Permit Required
Solar Panels: No
Water: Mains
Electricity: Mains Supply
Sewerage: Mains
Heating: Gas Mains
Internet connection: Ftp
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