



**Chester Road, Peterborough PE1 5JX**

**welcome to**

## **Chester Road, Peterborough**

- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- Three-bedroom
- Semi-Detached

Tenure: Freehold EPC Rating: C  
Council Tax Band: A

guide price

**£190,000**

Situated in the popular residential area of Eastfield, Peterborough, this three-bedroom semi-detached property presents an excellent opportunity for first-time buyers and investors alike. Currently tenanted, the property offers immediate rental income potential and is available with no onward chain, ensuring a straightforward and efficient purchase process. Internally, the accommodation comprises a traditional layout with well-proportioned living spaces and three bedrooms to the first floor. While the property would benefit from some cosmetic updating and general modernisation, it provides a solid foundation with clear scope to add value through refurbishment. With the right improvements, this home has the potential to become an ideal first-time purchase or long-term investment.

Externally, the standout feature is the generous rear garden, offering ample outdoor space with excellent potential for landscaping, extension (subject to planning), or family use.

Located in the established Eastfield area, the property benefits from convenient access to local amenities, schools, and transport links, as well as easy connectivity into Peterborough city centre.

### **Auctioneer's Comments**

This property is offered through Modern Method of Auction. Should you view, offer or bid your data will be shared with the Auctioneer, iamsold Limited. This method requires both parties to complete the transaction within 56 days, allowing buyers to proceed with mortgage finance (subject to lending criteria, affordability and survey). The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6600.00 including VAT. This fee is paid in addition to purchase price and will be considered as part of the chargeable consideration for the property in the calculation for stamp duty liability. Buyers will be required to complete an identification process with iamsold and provide proof of how the purchase would be funded. The property has a Buyer Information Pack containing documents about the property. The documents may not tell you everything you need to know, so you must complete your own due diligence before bidding. A sample of the Reservation Agreement and terms and conditions are contained within this pack. The buyer will also make payment of no more than £349 inc. VAT towards the preparation cost of the pack. Please confirm exact costs with the auctioneer. The estate agent and auctioneer may recommend the services of other providers to you, in which they will be paid for the referral. These services are optional, and you will be advised of any payment, in writing before any services are accepted. Listing is

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1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

**Property Ref:**  
PCG123392 - 0002

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