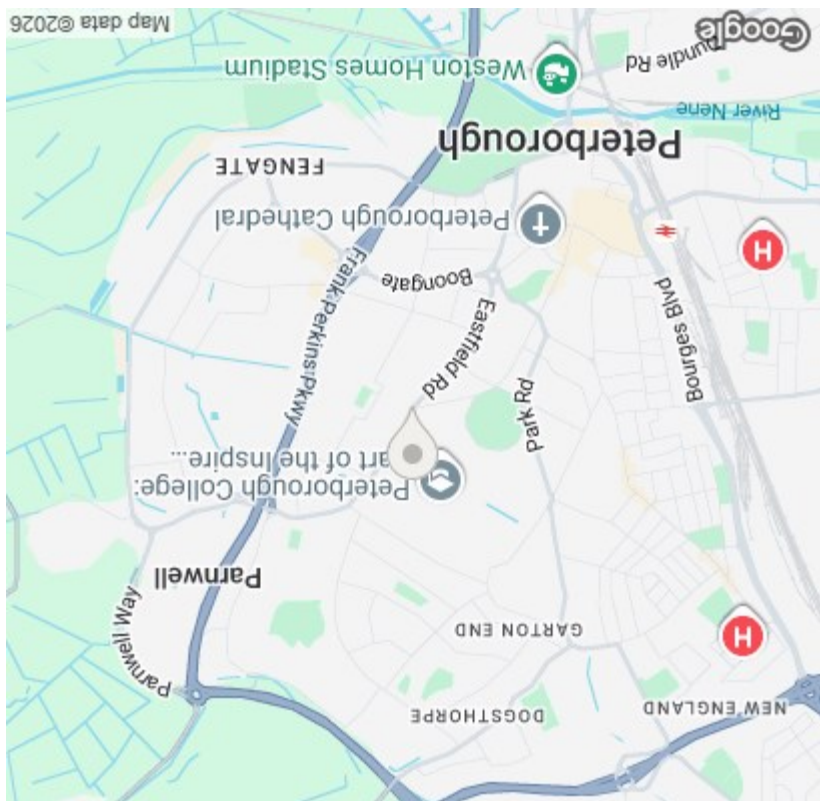


Disclaimer Important Notice: In accordance with the Property Misdescriptions Act (1991) we have prepared these Sales Particulars as a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey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

England & Wales	
Energy Rating	Approximate energy cost per kWh
A	127-154
B	111-127
C	93-111
D	75-93
E	57-75
F	39-57
G	21-39

Energy Efficiency Graph



Area Map



Floor Plan

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



Eastfield Road

Peterborough, PE1 4BH

£180,000 - Freehold , Tax Band - A



Eastfield Road

Peterborough, PE1 4BH

A fantastic opportunity to acquire a freehold building comprising two self contained two bedroom apartments, ideally positioned on Eastfield Road within proximity to the city centre. Offered to the market with no forward chain and vacant possession, this property presents an excellent investment with strong rental potential, separate access to each unit, and the added benefit of an enclosed rear garden.

This attractive freehold building is arranged over two floors and has been thoughtfully configured into two well proportioned two bedroom apartments, each offering its own private entrance. The layout provides a practical and appealing setup for tenants, making it a highly desirable addition to any investment portfolio. The ground floor apartment features a welcoming entrance hall leading through to a spacious living room positioned at the front of the property. A well sized bedroom sits alongside, with a second bedroom located toward the rear, offering flexibility for sharers or small families. The kitchen is conveniently placed with access to the rear, and is complemented by a separate pantry area. A bathroom completes the accommodation, all connected via a central hallway that enhances the flow of the home.

The first floor apartment mirrors a similar level of generous accommodation, with a bright living room and two well proportioned bedrooms. The kitchen is centrally located, with a separate pantry space providing additional storage, and a bathroom accessed from the landing. The layout is both practical and appealing for modern living. Externally, the property benefits from an enclosed rear garden, offering outdoor space that can be enjoyed by occupants. To the front, on street parking is available. Situated in a convenient city centre location, the property is within easy reach of local amenities, transport links, and employment hubs, further enhancing its appeal to tenants. Offered with no forward chain and vacant possession, this is an ideal investment opportunity with immediate potential for rental income or future value enhancement.

AUCTIONEER COMMENTS:

This property is for sale by Modern Method of Auction allowing the buyer and seller to complete within a 56 Day Reservation Period. Interested parties' personal data will be shared with the Auctioneer (iamsold Ltd). If considering a mortgage, inspect and consider the property carefully with your lender before bidding. A Buyer Information Pack is provided, which you must view before bidding. The buyer will pay £349 inc VAT for this pack. The buyer signs a Reservation Agreement and makes payment of a Non-Refundable Reservation Fee of 4.8% of the purchase price inc VAT, subject to a minimum of £6,600 inc VAT. This Fee is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. The Fee is considered within calculations for stamp duty. Services may be recommended by the Agent/Auctioneer in which they will receive payment from the service provider if the service is taken. Payment varies but will be no more than £450. These services are optional.

Ground Floor:

Entrance Hall
3.72 x 1.20 (12'2" x 3'11")

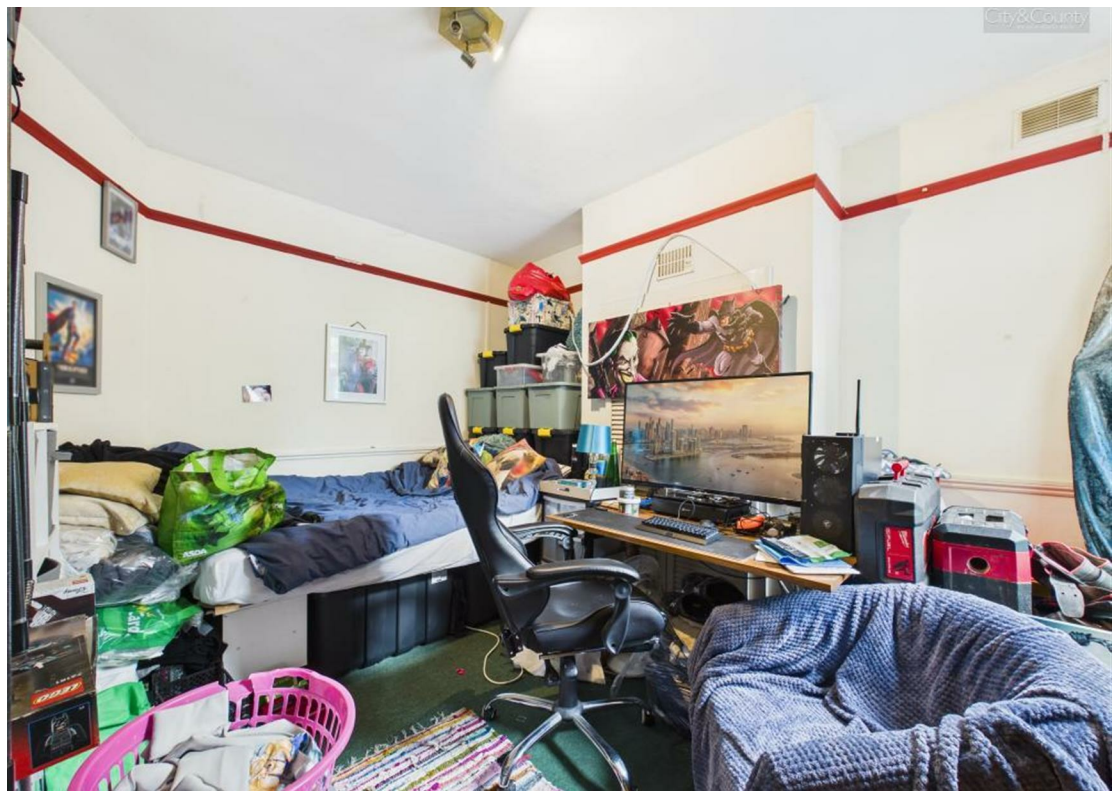
Living Room
4.62 x 3.64 (15'1" x 11'11")

Hallway
3.33 x 0.83 (10'11" x 2'8")

Bedroom Two
3.93 x 3.17 (12'10" x 10'4")

Bathroom
2.26 x 1.86 (7'4" x 6'1")

Hallway
5.07 x 0.90 (16'7" x 2'11")



Kitchen
2.73 x 2.63 (8'11" x 8'7")

Pantry
1.24 x 1.15 (4'0" x 3'9")

Master Bedroom
4.55 x 3.42 (14'11" x 11'2")

First Floor:

Landing
5.22 x 1.65 (17'1" x 5'4")

Living Room
3.71 x 4.98 (12'2" x 16'4")

Master Bedroom
3.93 x 3.19 (12'10" x 10'5")

Bathroom
2.26 x 1.86 (7'4" x 6'1")

Kitchen
2.73 x 2.70 (8'11" x 8'10")

Pantry
1.04 x 0.94 (3'4" x 3'1")

Bedroom Two
3.67 x 3.41 (12'0" x 11'2")

EPC-

Ground Floor D 67/77
First Floor C 69/80

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 Not Required
- Solar Panels: No
- Water: Mains
- Electricity: Mains Supply
- Sewerage: Mains
- Heating: Gas Mains
- Internet connection: Cable
- Internet Speed: up to 1800Mbps
- Mobile Coverage: EE - Excellent, O2 - Great, Three - Excellent, 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

