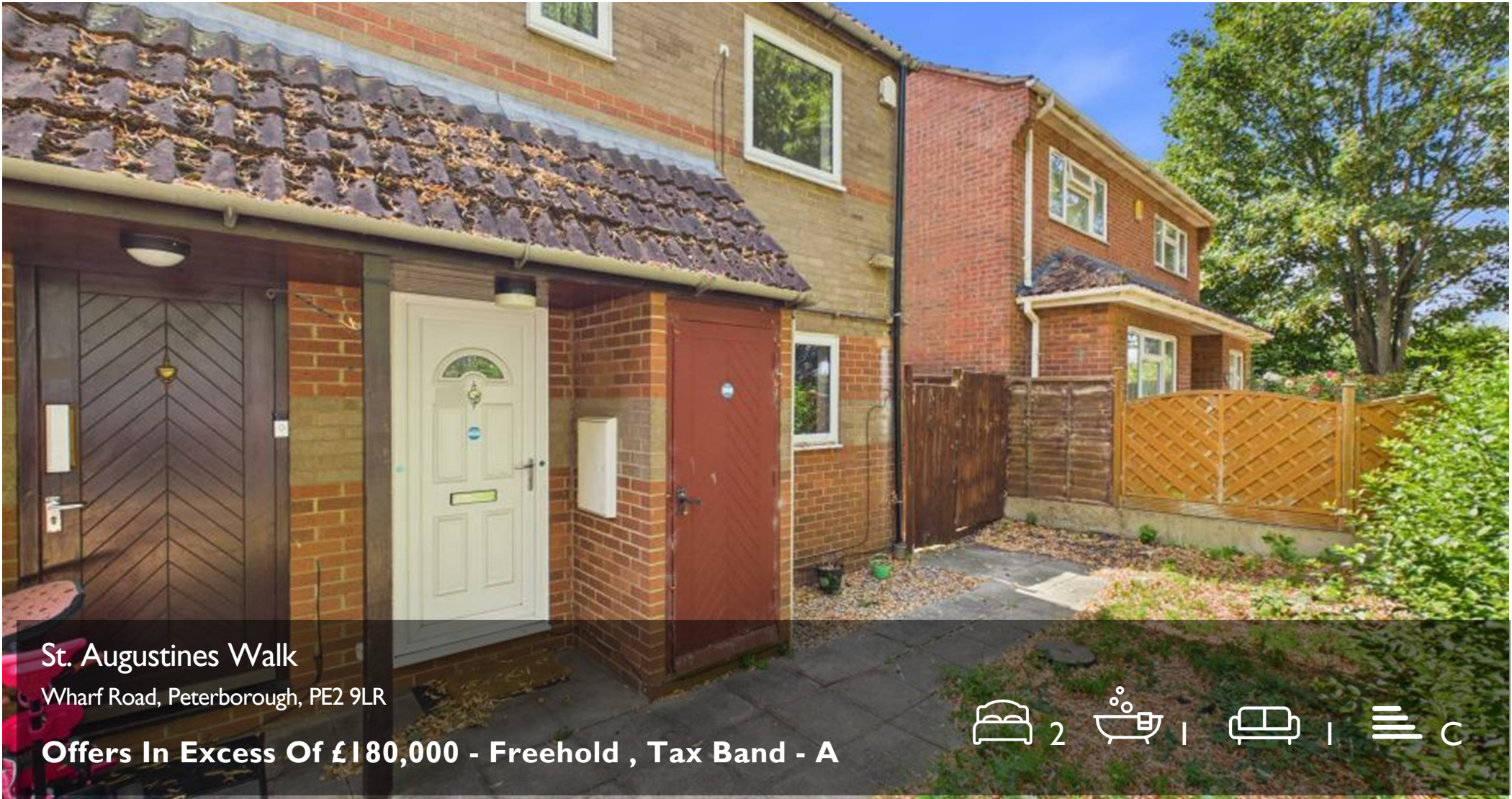




St. Augustines Walk
Wharf Road, Peterborough, PE2 9LR

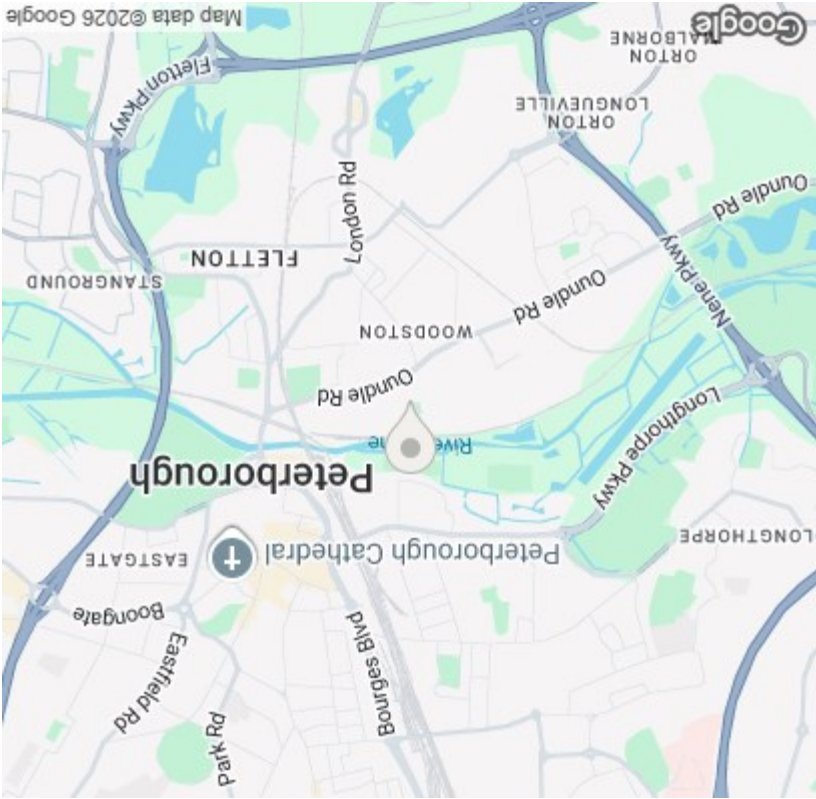
Offers In Excess Of £180,000 - Freehold , Tax Band - A



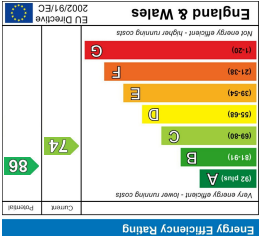
Floor Plan



Area Map



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.

St. Augustines Walk

Wharf Road, Peterborough, PE2 9LR

A well-presented, end-terraced house situated on St Augustines Walk, off Wharf Road in Woodston, close to Peterborough city centre. Sold with no forward chain and currently tenanted, this property offers a fantastic buy-to-let opportunity, finished to a modern standard throughout and benefiting from a private and enclosed rear garden.

This well-presented end-terraced house on St Augustines Walk, just off Wharf Road in Woodston and within easy reach of Peterborough city centre, represents an excellent opportunity for investors seeking a ready-made buy-to-let with tenants already in situ, and is offered with the added advantage of no forward chain. Stepping through the front door, you are welcomed by a practical entrance hallway that sets the tone for the rest of the home, leading through to a bright and generously proportioned lounge diner at the front of the property, complete with double doors opening out to create a lovely sense of space and natural light, perfect for both relaxing and entertaining; from here, the layout flows naturally into a well-equipped kitchen positioned to the rear, offering ample worktop and storage space and providing convenient access out to the private and enclosed rear garden, an appealing feature for tenants seeking their own outdoor space. Upstairs, the first floor landing gives access to two comfortable bedrooms, including a spacious master bedroom to the rear and a further good-sized second bedroom to the front, both finished to a modern standard throughout, along with a stylish family bathroom fitted with a contemporary suite. Altogether, this home combines a sensible and functional layout with quality modern finishes throughout, all set within a popular and well-connected location close to local amenities and the city centre, making it a compelling addition to any investment portfolio.

Entrance Hall
261 x 1.09 (8'6" x 3'6")

Kitchen
263 x 3.37 (8'7" x 11'0")

Lounge Diner
3.18 x 4.57 (10'5" x 14'11")

Landing
1.93 x 0.95 (6'3" x 3'1")

Master Bedroom
261 x 4.58 (8'6" x 15'0")

Bathroom
1.90 x 1.86 (6'2" x 6'1")

Bedroom Two
3.00 x 2.47 (9'10" x 8'1")

EPC - C
74/86

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: Fttp
Internet Speed: up to 5500Mbps
Mobile Coverage: EE - Great, O2 - Great, Three - Great, 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 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.

