Hanley Street

Peterborough, PE1 2HH

Offers In Excess Of £145,000 - Freehold, Tax Band - A

2 | 1 | 1 | D

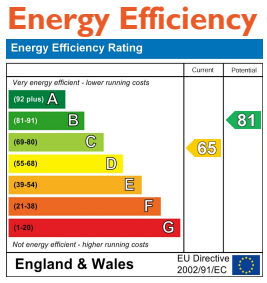
Floor Plan

Area Map

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 Graph



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 licencing 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.

Hankey Street

Peterborough, PE1 2HH

Situated in the heart of Peterborough, this two-bedroom terraced home offers an excellent opportunity for first-time buyers or investors. With no forward chain, the property features an enclosed rear garden with a storage shed, a permit communal car park, and a prime location just a short walk from the city centre and Peterborough train station. A virtual tour is available for convenience.

This charming two-bedroom terraced home is ideally located in Peterborough city centre, providing easy access to local shops, amenities, and excellent transport links, including the mainline train station within walking distance. The accommodation briefly comprises a welcoming living room leading through to a modern kitchen diner, with access to a ground floor bathroom. The first floor offers two generously sized double bedrooms, creating a comfortable and versatile living space.

Outside, the property benefits from a rear garden with shared right of way and with the added advantage of a storage shed, making it practical for everyday living. There is also a permit communal car park available for residents. Offered with no forward chain, this home is perfect for first-time buyers looking to step onto the property ladder or for investors seeking a conveniently located rental property.

Living Room
3.26 x 3.02 (10'8" x 9'10")

Hallway
0.83 x 0.73 (2'8" x 2'4")

Kitchen Diner
3.28 x 3.00 (10'9" x 9'10")

Hallway
1.05 x 0.85 (3'5" x 2'9")

Bathroom
1.80 x 1.96 (5'10" x 6'5")

Landing

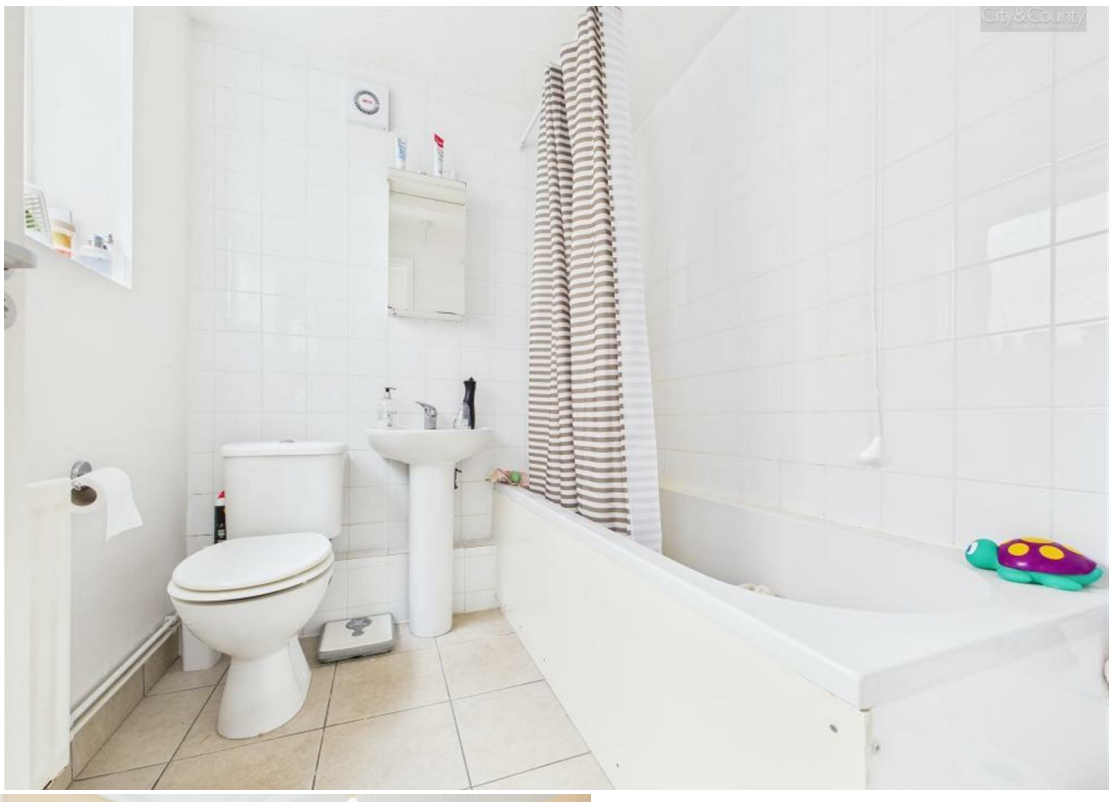
Master Bedroom
3.30 x 3.02 (10'9" x 9'10")

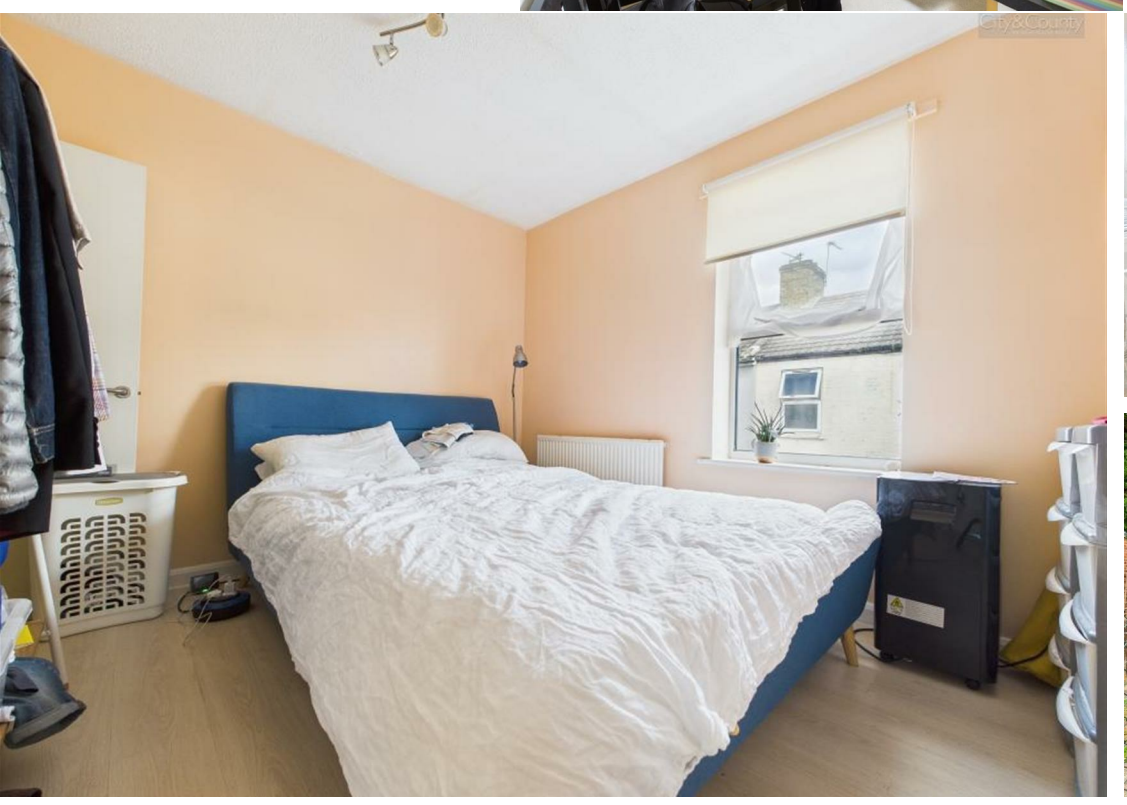
Bedroom Two
3.32 x 3.04 (10'10" x 9'11")

EPC - D
65/81

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: 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: Yes
Shared driveway: No
Third party loft access: No
Third party drain access: No
Other: No
Parking: Residents Parking, Street Parking - Permit Required
Solar Panels: No
Water: Mains
Electricity: Mains Supply
Sewerage: Mains
Heating: Gas Mains
Internet connection: Cable
Internet Speed: up to 1000Mbps
Mobile Coverage: EE - Excellent, O2 - Great, Three - Excellent, Vodafonbe - 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.