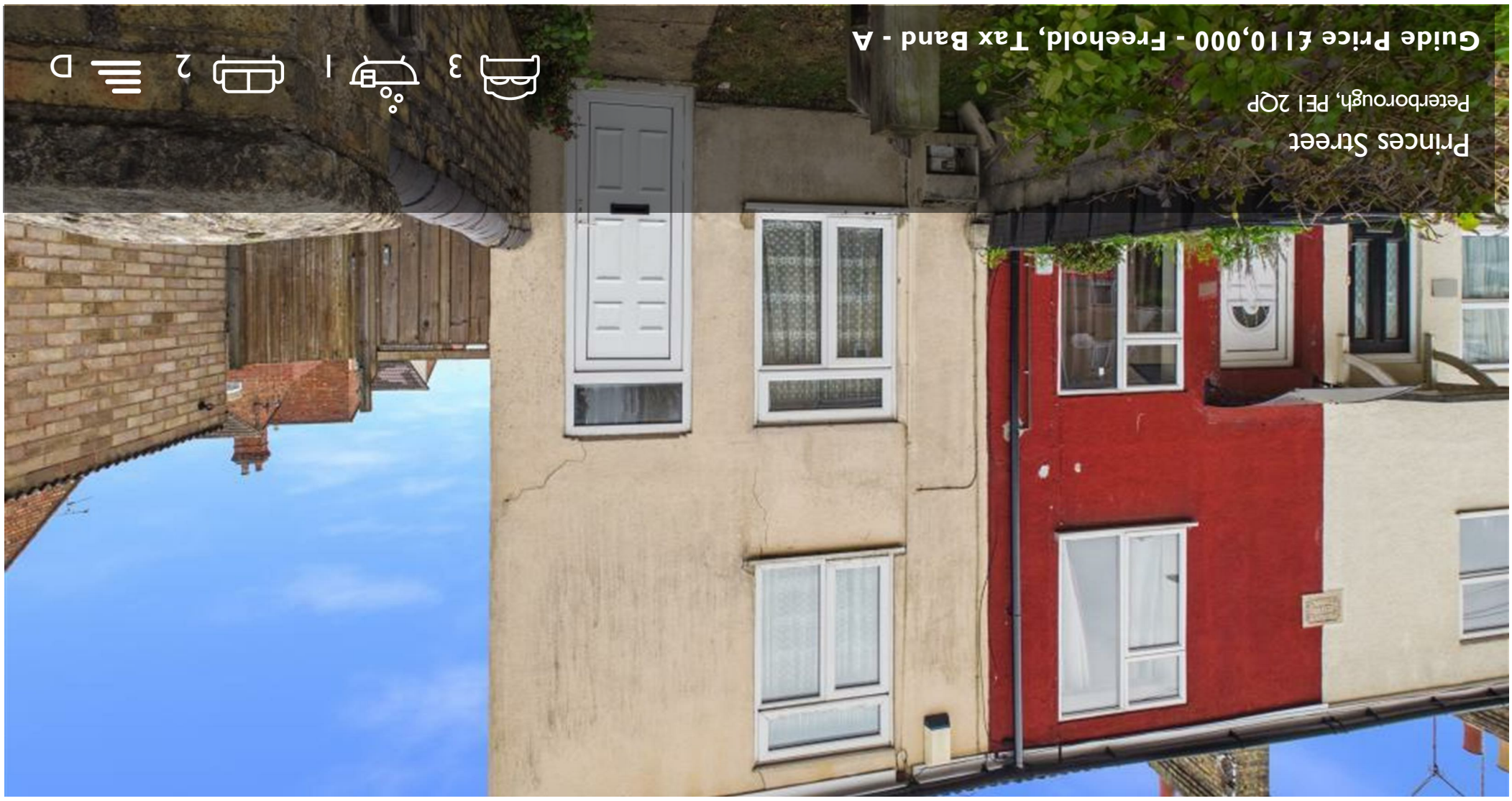


Princes Street

Peterborough, PE1 2QP

Guide Price £110,000 - Freehold, Tax Band - A

3 | 1 | 2 | D

Floor Plan



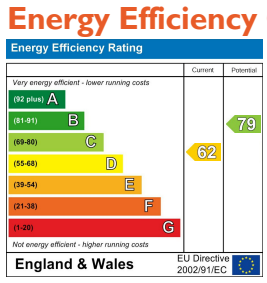
Area Map



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.

Princes Street

Peterborough, PE1 2QP

Open Day 19th November 2026, call the office for further details.

Situated on the ever-popular Princes Street, Peterborough, this three-bedroom end-terrace property offers an exciting opportunity for investors and buyers looking for their next project.

The ground floor comprises two reception rooms, one benefiting from useful understairs storage, leading through to a rear galley kitchen which in turn gives access to the bathroom. A uPVC door provides access to the garden. Outside, the property enjoys a walled front garden with gated access. There is a side gate giving access to the side and rear of the property.
Upstairs offers two double bedrooms, together with a third bedroom positioned to the rear, accessed via the second bedroom.
Offering plenty of scope for improvement and priced accordingly, this property presents an excellent opportunity to add value. Whether you're an investor looking to expand your portfolio in a popular rental location, or a buyer seeking a project with the potential to renovate and resell, this is an opportunity worth exploring.

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.

Living Room
3.43 x 3.21 (11'3" x 10'6")

Hallway
0.90 x 0.85 (2'11" x 2'9")

Dining Room
3.58 x 3.21 (11'8" x 10'6")

Kitchen
3.01 x 1.71 (9'10" x 5'7")

Bathroom
2.32 x 1.90 (7'7" x 6'2")

Landing
0.90 x 0.87 (2'11" x 2'10")

Master Bedroom
3.48 x 2.86 (11'5" x 9'4")

Bedroom Two

Bedroom Three
3.03 x 1.78 (9'11" x 5'10")

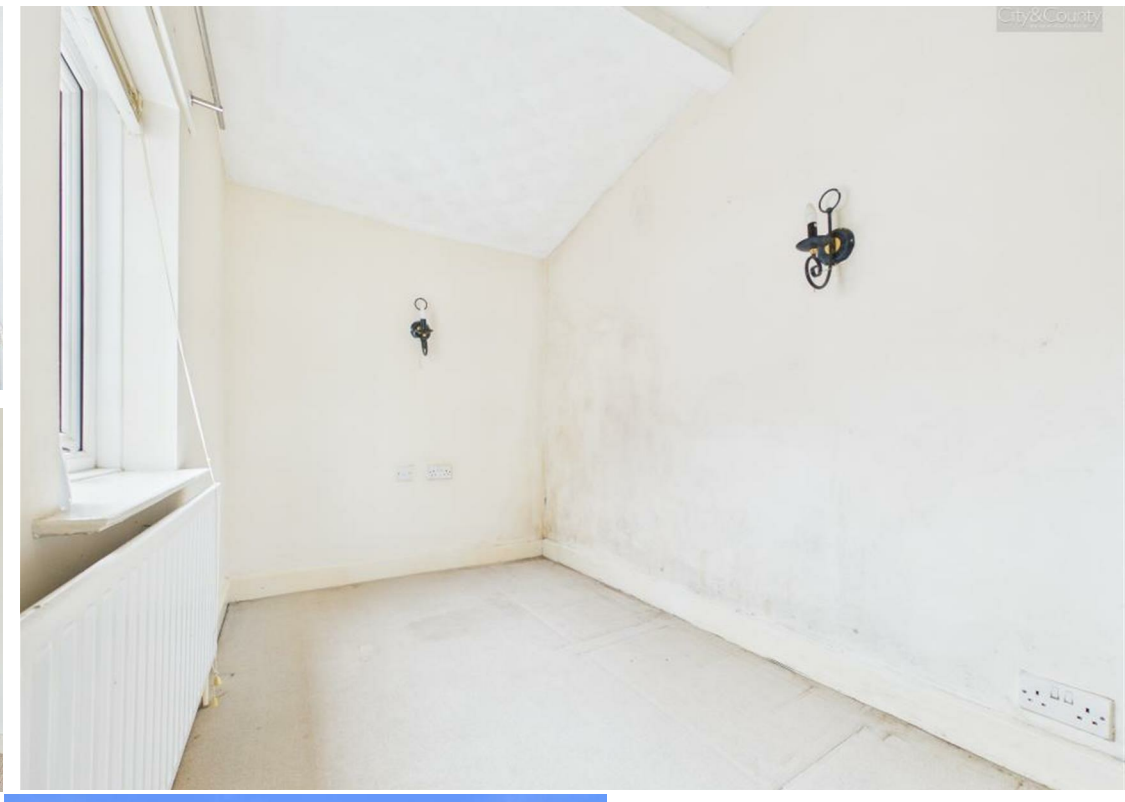


















EPC - D
62/79

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: Yes
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: TBC
Internet Speed: up to 5500Mbps
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.