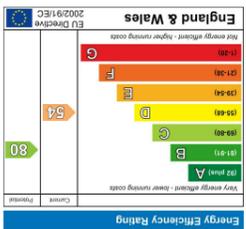
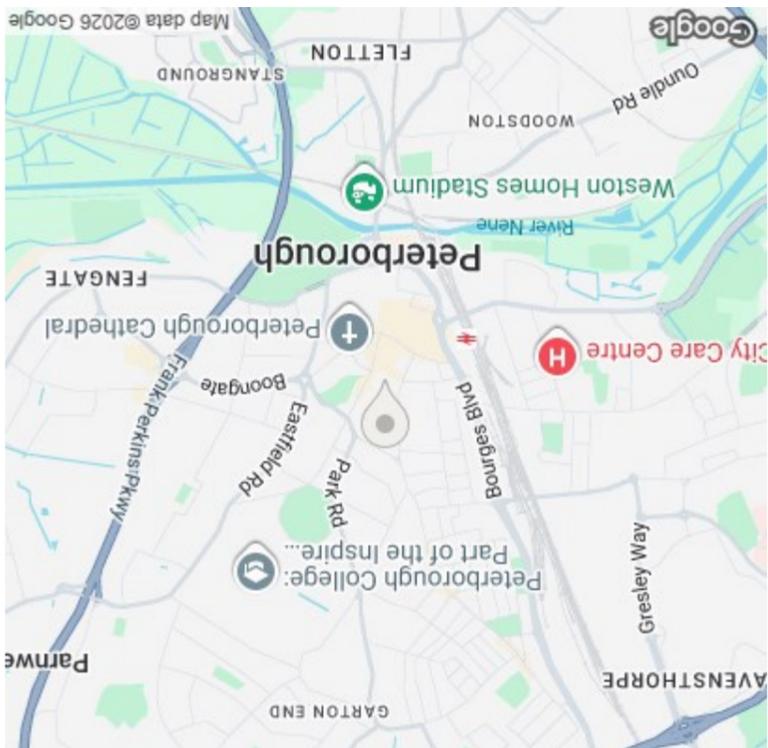


Disclaimer Important Notice: In accordance with the Property Misdescriptions Act (1991) we have prepared these Sales Particulars as a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey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

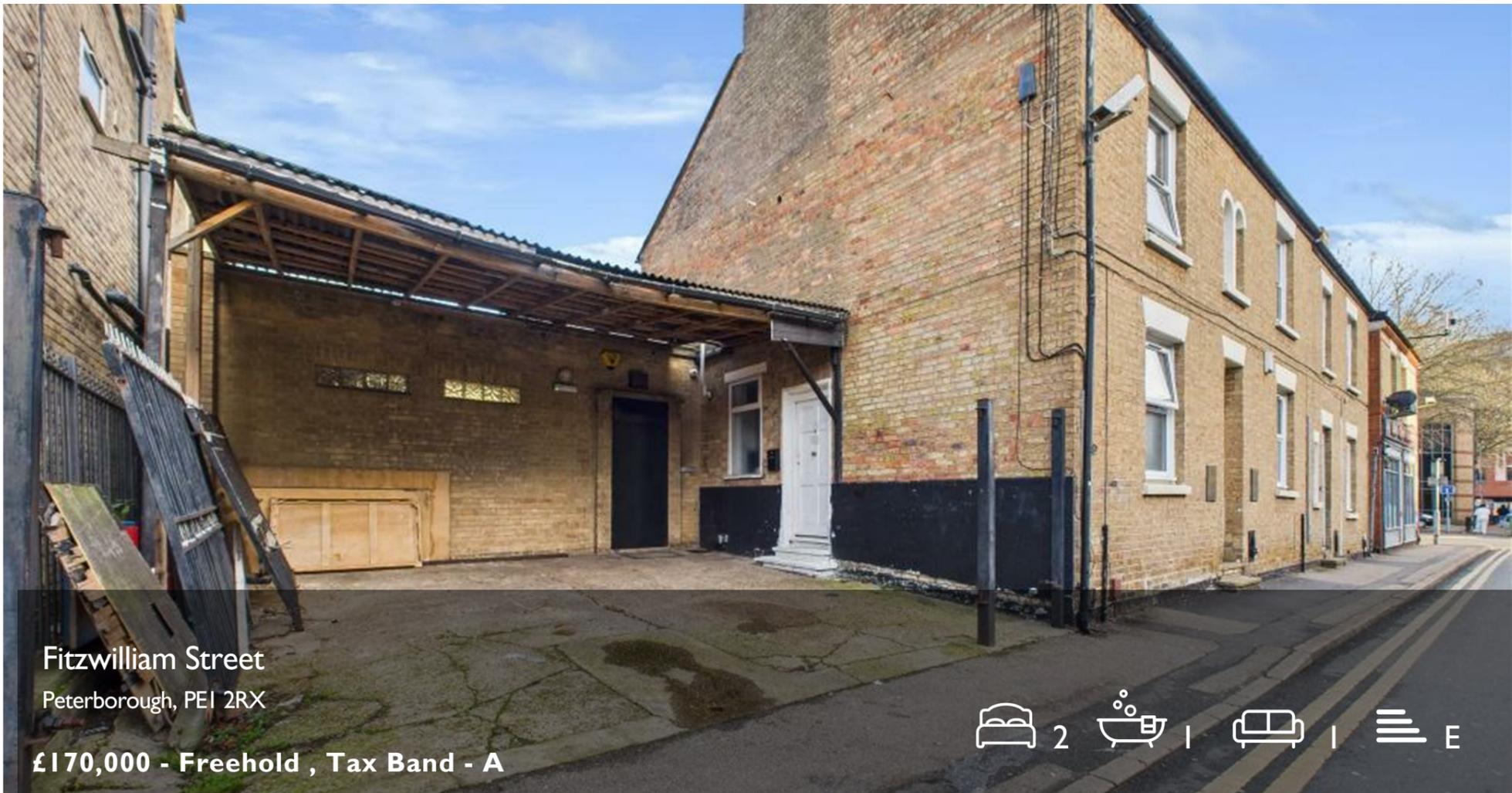


Energy Efficiency Graph



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.

Viewing



Fitzwilliam Street

Peterborough, PE1 2RX

This two-bedroom end of terrace Victorian property is located in the heart of Peterborough city centre and is offered to the market with no forward chain. The accommodation includes a spacious living room, a generous kitchen dining room, a ground floor WC, and a first-floor family bathroom. Positioned within walking distance of Peterborough train station and a wide range of local amenities, the property also benefits from its end of terrace position, offering additional privacy and natural light. A virtual tour is available, and the property can be purchased individually or as part of a bulk acquisition with other properties.

Situated on Fitzwilliam Street in central Peterborough, this well proportioned two-bedroom end of terrace Victorian home offers generous accommodation arranged over two floors and presents an excellent opportunity for both owner occupiers and investors. The ground floor comprises an entrance hall leading into a spacious living room, providing a comfortable and well-balanced living space. To the rear of the property is a large kitchen dining room with ample room for both cooking and dining, making it ideal for everyday use and entertaining. The ground floor also benefits from a conveniently positioned WC.

To the first floor, the property offers two well sized bedrooms, including a generous master bedroom and a particularly spacious second bedroom, along with a modern family bathroom. The layout is practical and well suited to professional tenants, couples, or small families.

As an end of terrace property, it enjoys increased natural light and a greater sense of privacy when compared to mid terrace homes. Located within easy walking distance of Peterborough train station, city centre shops, restaurants, and transport links, the property offers excellent convenience and connectivity. The property is offered with no forward chain, a virtual tour is available, and it can also be acquired as part of a bulk purchase, making it a flexible and attractive opportunity for buyers and investors alike.

Entrance Hall

1.24 x 1.10 (4'0" x 3'7")

Living Room

3.29 x 4.02 (10'9" x 13'2")

Kitchen Diner

3.49 x 4.06 (11'5" x 13'3")

Hallway

2.21 x 0.99 (7'3" x 3'2")

WC

2.52 x 1.01 (8'3" x 3'3")

Landing

0.87 x 0.95 (2'10" x 3'1")

Hallway

3.72 x 3.22 (12'2" x 10'6")

Bathroom

3.69 x 1.11 (12'1" x 3'7")

Bedroom Two

5.64 x 2.75 (18'6" x 9'0")

EPC - E

54/80



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: 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: Yes
Parking: Off Street Parking
Solar Panels: No
Water: Mains
Electricity: Mains Supply
Sewerage: Mains
Heating: TBC
Internet connection: TBC
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 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.