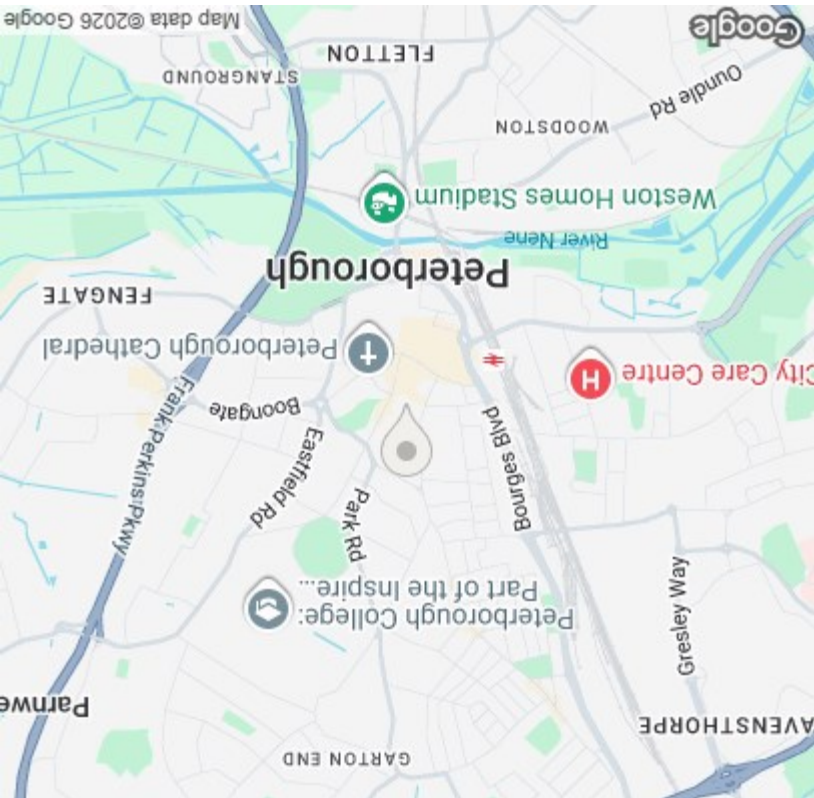


Disclaimer Important Notice: In accordance with the Property Misdescriptions Act (1991) we have prepared these Sales Particulars as a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey 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 Rating	
Current	Minimum
Any energy efficient lower rating costs	A
127-151	B
101-121	C
75-100	D
50-74	E
29-49	F
1-28	G

EU Directive 2002/91/EC
England & Wales
The energy efficient - higher rating costs

Energy Efficiency Graph



Area Map

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

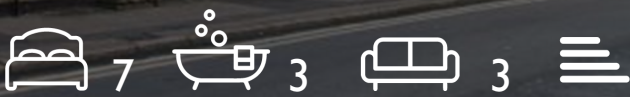


Floor Plan



Fitzwilliam Street
Peterborough, PE1 2RX

£520,000 - Freehold , Tax Band -



Fitzwilliam Street

Peterborough, PE1 2RX

This rare bulk investment opportunity comprises three Victorian residential terrace properties all located within Peterborough city centre. The portfolio offers a combination of strong existing income, value add potential, and future development opportunities, making it an attractive proposition for investors seeking scale in a prime central location. The properties are within walking distance of Peterborough train station and local amenities and are available to purchase as a single blended acquisition. Interested parties are advised to contact the office directly for further details.

This city centre bulk purchase opportunity brings together three well located Victorian terrace houses, offering a diverse and flexible investment portfolio with multiple income streams. The residential element comprises a mix of two and three bedroom terrace properties, each offering spacious living accommodation arranged over two floors, with features including large living rooms, kitchen dining rooms, multiple bathrooms and WCs, shared courtyard areas, and in some cases allocated parking. These properties are well suited to both the owner occupier and rental markets and offer further scope for enhancement and rental growth.

Across the portfolio, the properties are positioned within easy walking distance of Peterborough train station, city centre shops, restaurants, and transport links, ensuring consistent demand from tenants and commercial occupiers alike. While elements of the portfolio would benefit from updating, this provides a clear opportunity for purchasers to add value, reconfigure layouts, and maximise returns over the medium to long term.

This portfolio is offered as a combined bulk purchase and presents an excellent opportunity for investors seeking scale, diversification, and future upside within Peterborough city centre. For further information, detailed financials, or to arrange discussions regarding the acquisition, interested parties are encouraged to contact the office directly.

Tenure - Freehold

EPC - Various



41a Park Road - D - 83
14 Fitzwilliam Street - D 59/80
16 Fitzwilliam Street - D 65/87
18 Fitzwilliam Street - E 54/80

