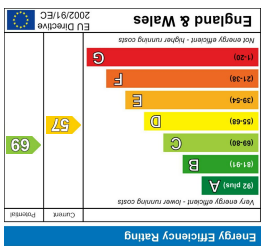


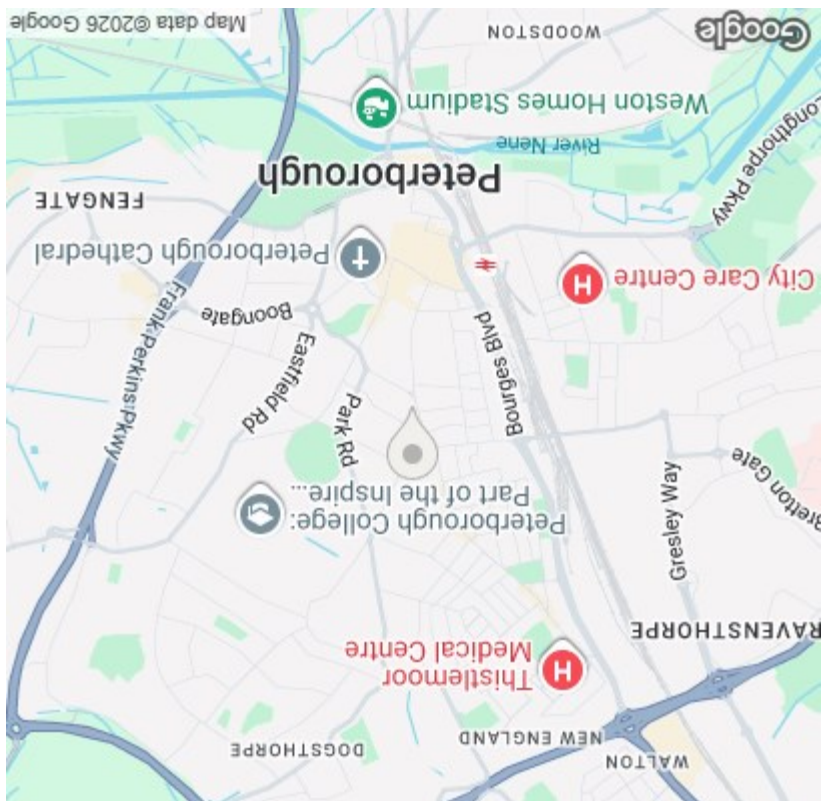
Disclaimer Important Notice: In accordance with the Property Misdescriptions Act (1991) we have prepared these Sales Particulars as a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey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

**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**



**Area Map**



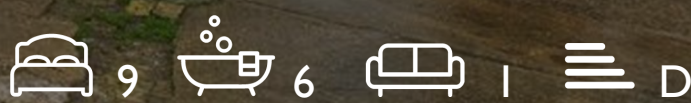
**Floor Plan**



**Lincoln Road**

Peterborough, PE1 2PW

**£450,000 - Freehold , Tax Band - D**



## Lincoln Road

Peterborough, PE1 2PW

Situated in a prime city-centre location on Lincoln Road, Peterborough, this substantial nine-bedroom HMO presents a huge investment opportunity and is offered with no forward chain. The property is well configured for shared living, featuring four en-suite bedrooms alongside two large communal areas that create a comfortable and sociable environment for tenants. Practical benefits include a single garage, off-road parking availability and a low-maintenance, private enclosed communal garden, ideal for year-round use. With its central position and strong rental appeal, this property offers an excellent addition to any investor's portfolio.

Set across two well-planned floors, this substantial property on Lincoln Road, Peterborough is arranged to maximise space, comfort and functionality, making it ideally suited for HMO use. The ground floor welcomes you with an entrance hall that leads through to generous communal living and dining areas, creating a natural hub for socialising and shared living. A large communal kitchen is positioned to comfortably serve all occupants, while several well-proportioned bedrooms are also located on this level, supported by shared bathroom facilities. The layout flows efficiently, ensuring privacy for residents while maintaining excellent communal spaces. The first floor continues to impress with a further collection of spacious bedrooms, including multiple en-suite rooms that enhance tenant appeal and convenience. Additional shared shower rooms and WCs are thoughtfully positioned off the main hallway, reducing congestion and supporting practical day-to-day living. The arrangement of rooms across this floor provides a balanced mix of private and shared facilities, ideal for long-term occupancy.

Externally, the property benefits from a separate single garage, adding valuable storage or parking options, alongside access to a private, enclosed communal garden that is designed for low maintenance. Overall, the floor plan reflects a carefully considered and versatile layout, offering excellent proportions throughout and strong potential for consistent rental demand, all within a highly accessible city-centre location.

**Entrance Hall**  
7.64 x 1.22 (25'0" x 4'0")

**Bedroom Nine**  
5.01 x 4.57 (16'5" x 14'11")

**Communal Kitchen**  
4.17 x 3.97 (13'8" x 13'0")

**Communal Living/Dining Room**  
4.35 x 3.18 (14'3" x 10'5")

**Hallway**  
5.24 x 0.70 (17'2" x 2'3")

**Bedroom Seven**  
3.23 x 2.30 (10'7" x 7'6")

**Shower Room**  
0.80 x 2.29 (2'7" x 7'6")

**Hallway**  
1.99 x 0.69 (6'6" x 2'3")

**WC**  
0.97 x 2.27 (3'2" x 7'5")

**Bedroom Eight**  
3.64 x 2.97 (11'11" x 9'8")

**Landing**  
1.06 x 5.95 (3'5" x 19'6")

**Bedroom One**  
3.76 x 2.69 (12'4" x 8'9")



**Bedroom Two**  
3.77 x 3.15 (12'4" x 10'4")

**Hallway**  
1.86 x 1.12 (6'1" x 3'8")

**Bedroom Three**  
4.08 x 3.31 (13'4" x 10'10")

**En-Suite To Bedroom Three**  
1.90 x 1.12 (6'2" x 3'8")

**Bedroom Four**  
3.23 x 3.35 (10'7" x 10'11")

**En-Suite To Bedroom Four**  
1.89 x 1.14 (6'2" x 3'8")

**Bedroom Five**  
4.23 x 3.97 (13'10" x 13'0")

**En-Suite to Bedroom Five**  
0.79 x 1.80 (2'7" x 5'10")

**Shower Room**  
0.71 x 0.79 (2'3" x 2'7")

**Hallway**  
1.29 x 0.85 (4'2" x 2'9")

**WC**  
0.73 x 2.18 (2'4" x 7'1")

**Hallway**  
1.83 x 0.91 (6'0" x 2'11")

**Shower Room**  
1.88 x 2.15 (6'2" x 7'0")

**Bedroom Six**  
4.12 x 3.18 (13'6" x 10'5")

**Garage**  
3.81 x 5.08 (12'5" x 16'7")

**EPC - D**  
57/69

**Tenure - Freehold**

