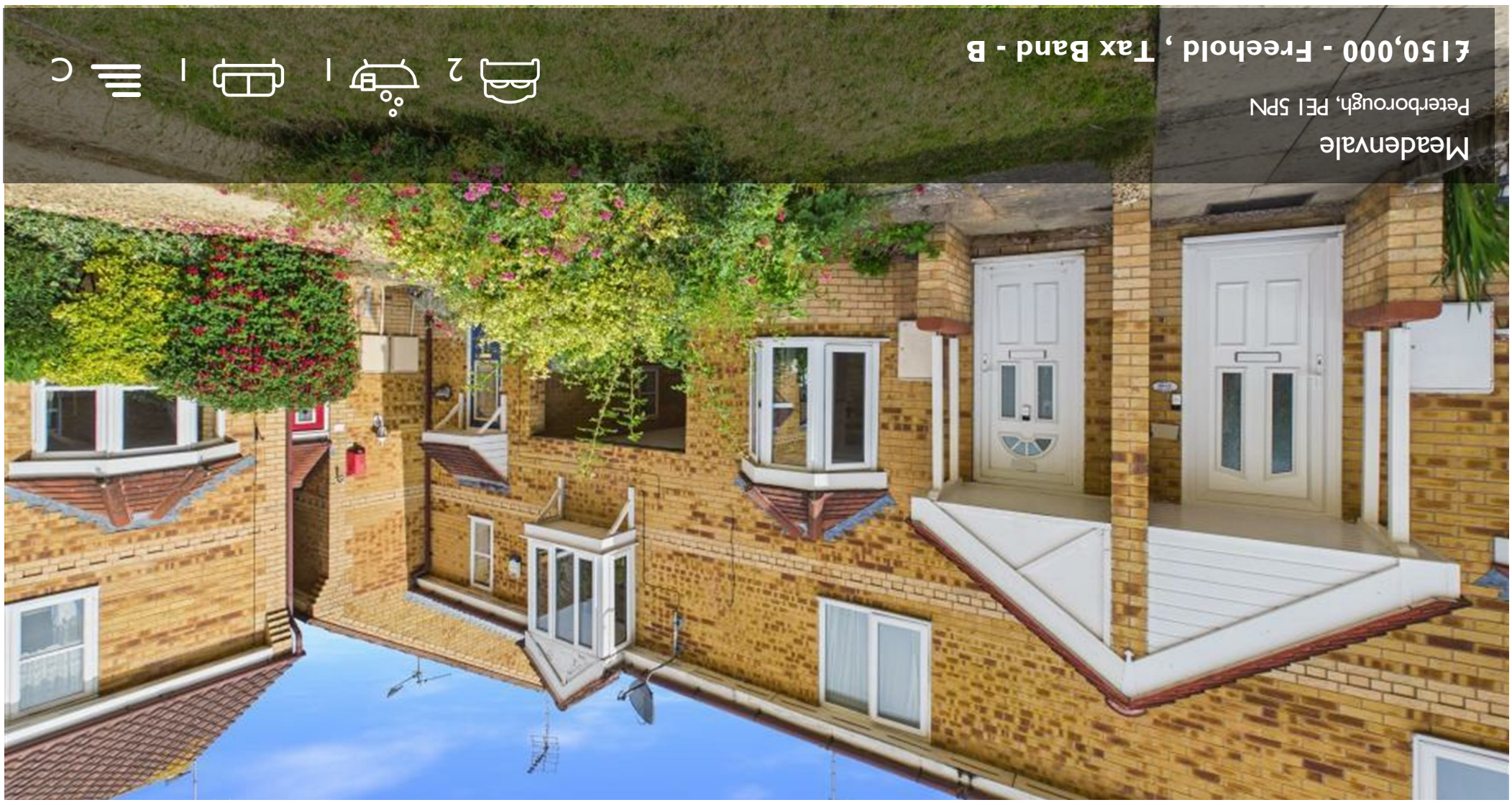


Meadenvale

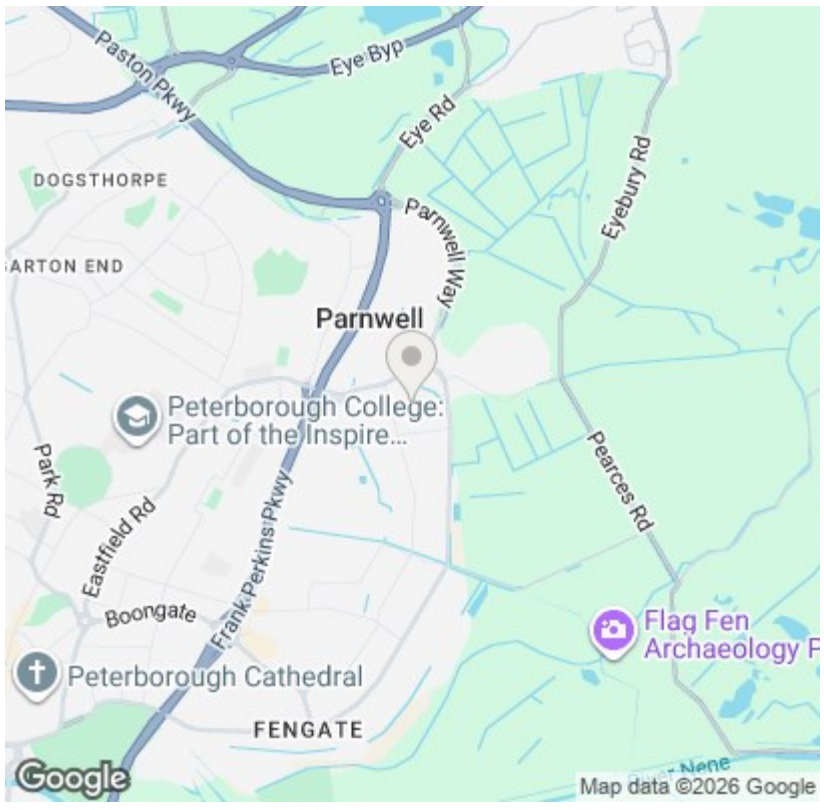
Peterborough, PE1 5PN

£150,000 - Freehold , Tax Band - B

2 | 1 | 1 | C

Floor Plan

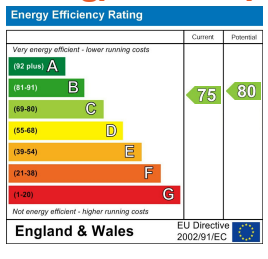
Area Map



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.

Meadenvale
Peterborough, PE1 5PN

Long Term Tenant in Situ - Ready Made Investment Opportunity
A well-presented modern mid-terraced home situated in the popular Meadenvale area of Peterborough, offering two bedrooms, a spacious living room, kitchen/diner, enclosed rear garden, and off-road parking to the rear. Benefiting from a recently installed gas combi boiler, this attractive property is ideally suited to first-time buyers and investors alike. Currently tenanted, the property can be sold with tenants in situ if desired, providing an excellent turnkey investment opportunity in a sought-after residential location.

Situated in the popular residential area of Meadenvale, Peterborough, this modern mid-terraced home offers well-presented accommodation arranged over two floors, making it an ideal purchase for first-time buyers, investors, or those seeking a ready-made rental investment. Upon entering the property, you are welcomed into an entrance hall which provides access to the principal ground floor accommodation and staircase rising to the first floor. The spacious living room is positioned to the front of the property and enjoys an abundance of natural light, creating a comfortable and inviting space for both relaxation and entertaining. To the rear, the kitchen/diner offers a practical and sociable layout with ample space for dining, making it the heart of the home for everyday living. The first-floor landing provides access to two well-proportioned bedrooms and the family bathroom. The generous master bedroom spans the width of the property and offers excellent space for bedroom furniture, while the second bedroom is a versatile room suitable as a guest bedroom, children's room, or home office. The bathroom is fitted with a modern suite and serves both bedrooms conveniently. Externally, the property benefits from an enclosed rear garden, providing a private outdoor space ideal for relaxing, entertaining, or family use. To the rear of the property there is also the added advantage of off-road parking. Further benefits include a recently installed gas combi boiler, offering improved energy efficiency and peace of mind for the new owner. The property is currently tenanted and can be sold with tenants in situ if desired, presenting an excellent opportunity for buy-to-let investors seeking an income-producing asset from day one, whilst also remaining an attractive option for owner-occupiers subject to the appropriate arrangements. Combining practical accommodation, modern conveniences, and a sought-after location close to local amenities, schools, and transport links, this is a property that is sure to appeal to a wide range of buyers.

Entrance Hall
1.03 x 1.21 (3'4" x 3'11")

Living Room
4.17 x 3.87 (13'8" x 12'8")

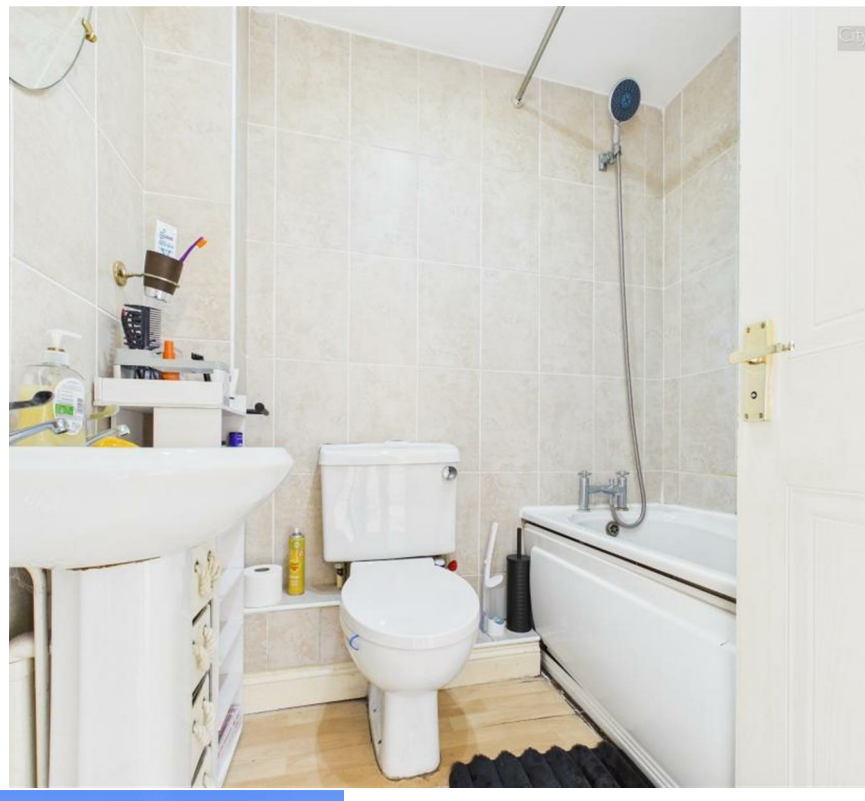
Kitchen Diner
2.83 x 3.81 (9'3" x 12'5")

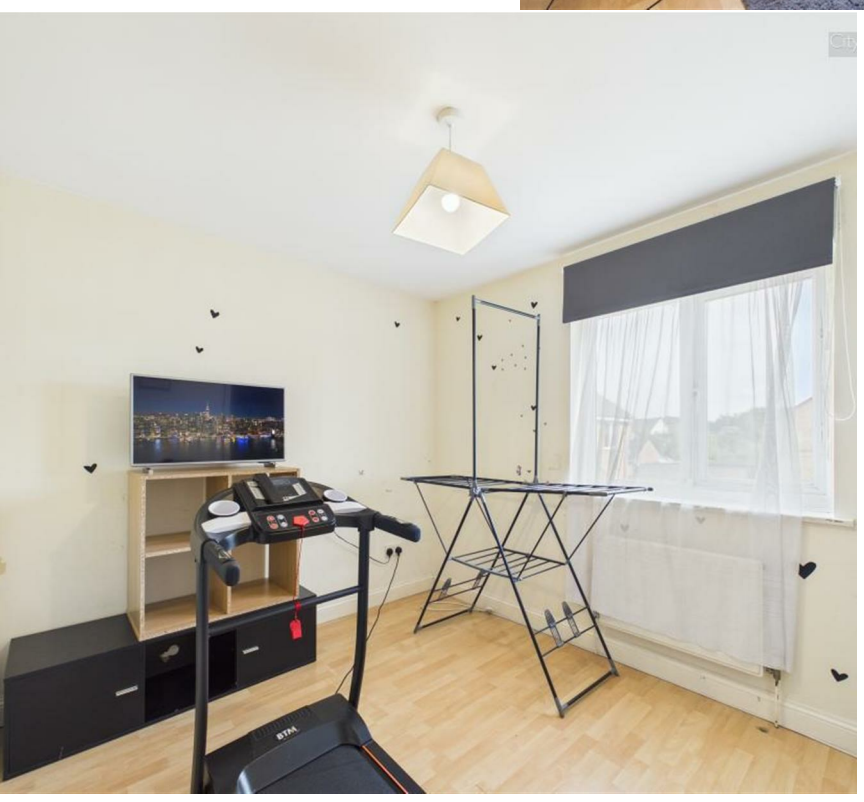
Landing
1.54 x 2.06 (5'0" x 6'9")

Master Bedroom
2.51 x 3.81 (8'2" x 12'5")

Bathroom
1.93 x 1.69 (6'3" x 5'6")

Bedroom Two
2.54 x 2.85 (8'3" x 9'4")





EPC - C
75/80

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 (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: Not Known
Property subletting: No
Tree preservation order: No
Other: No
Right of way public: No
Right of way private: No
Registered easements: No
Shared driveway: Yes
Third party loft access: No
Third party drain access: No
Other: No
Parking: Communal Car Park Allocated Space, Off Street Parking, Rear Of Property, Residents Parking
Solar Panels: No
Water: Mains
Electricity: Mains Supply
Sewerage: Mains
Heating: Gas Mains
Internet connection: TBC
Internet Speed: up to 5500Mbps
Mobile Coverage: EE - Great, O2 - Great, Three - Great, 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.

DRAFT DETAILS AWAITING VENDOR APPROVAL