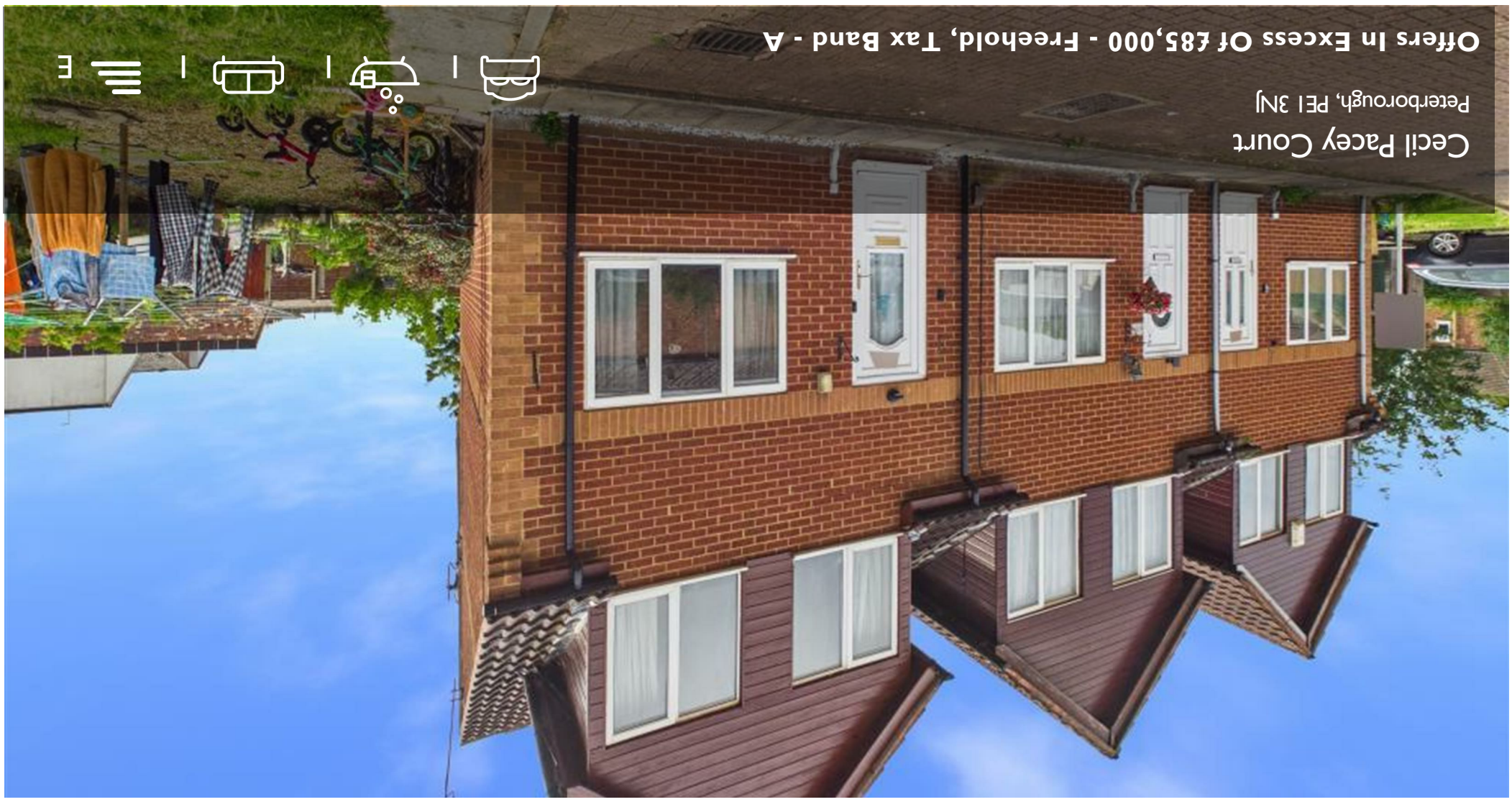
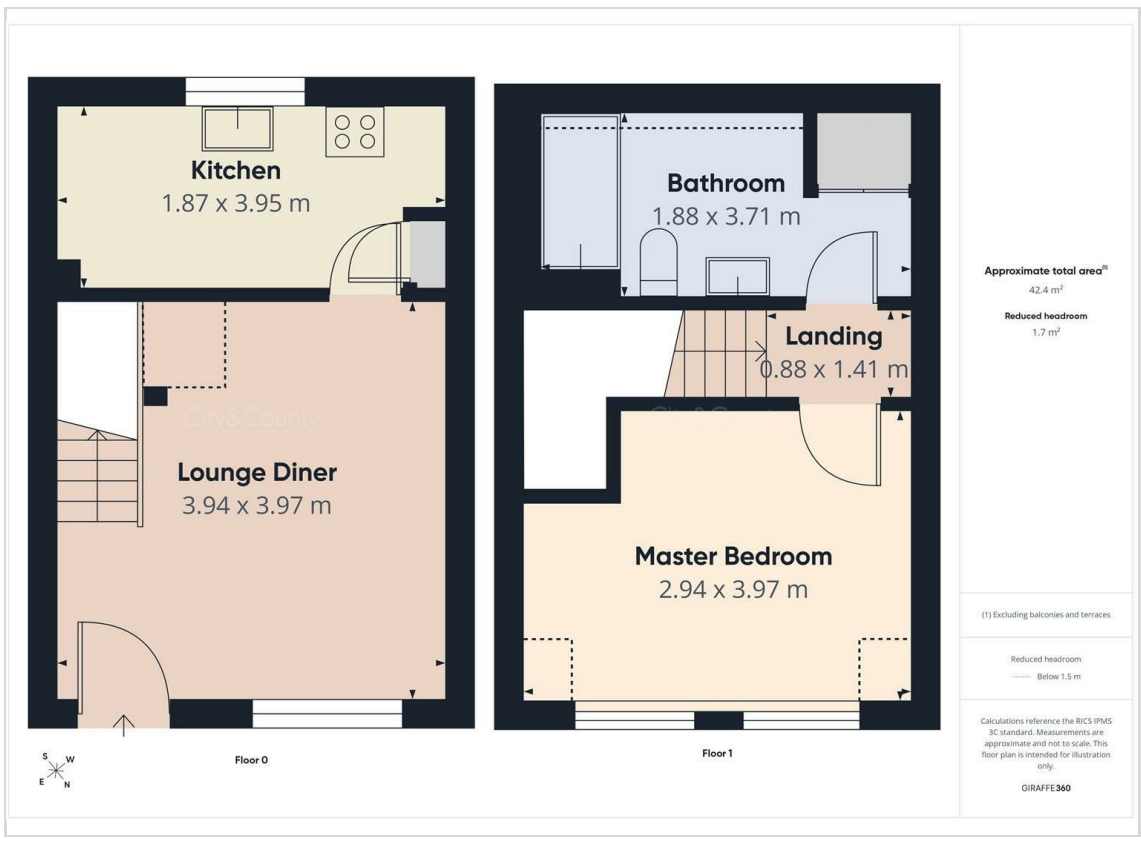


Cecil Pacey Court

Peterborough, PE1 3NJ

Offers In Excess Of £85,000 - Freehold, Tax Band - A

Floor Plan



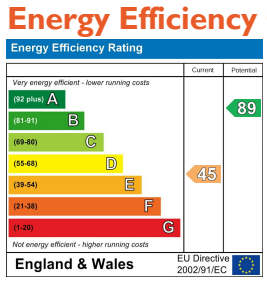
Area Map



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.

Cecil Pacey Court

Peterborough, PE1 3NJ

A well presented one bedroom end of terrace house, offered for sale on a freehold basis with no forward chain. Ideally positioned within a convenient central Peterborough location, the property provides an excellent opportunity for a first time buyer or investor, with communal parking and a range of local amenities close by.

The accommodation comprises a spacious lounge and dining area providing a comfortable main living space, with stairs rising to the first floor and access through to the fitted kitchen which offers a practical range of wall and base units with space for appliances. To the first floor, the landing leads to the well proportioned master bedroom and a separate bathroom. Outside, the property benefits from communal parking, while its convenient location provides easy access to a range of everyday amenities and the wider facilities of Peterborough. Overall, this is a great opportunity to acquire an affordable freehold home with scope to suit either a first time purchaser or an investor looking for a straightforward addition to a property portfolio.

Lounge Diner
3.94 x 3.97 (12'11" x 13'0")

Kitchen
1.87 x 3.95 (6'1" x 12'11")

Landing
0.88 x 1.41 (2'10" x 4'7")

Master Bedroom
2.94 x 3.97 (9'7" x 13'0")

Bathroom
1.88 x 3.71 (6'2" x 12'2")

EPC - E
45/89

Tenure - Freehold
The seller contributes to the cost of maintaining the building (a service charge) which is currently £71.40 per annum.

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: No
Registered easements: No
Shared driveway: No
Third party loft access: No
Third party drain access: No
Other: No
Parking: Communal Car Park No Allocated Space
Solar Panels: No
Water: Mains
Electricity: Mains Supply
Sewerage: Mains
Heating: Electric Room Heaters
Internet connection: Cable
Internet Speed: up to 5500Mbps
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.