

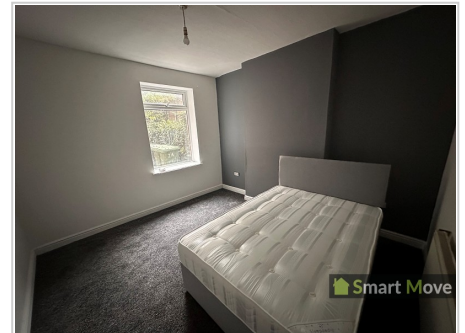
# PROPERTY OF THE WEEK

**7 Church Walk  
Peterborough  
Cambridgeshire  
PE1 2TP**

**£250,000**



- Established Property
- Three Bedrooms
- Two Receptions
- Two Kitchens
- Two Bathrooms
- Renovators Dream
- No Chain



Ref: PRA12803

Viewing Instructions: Strictly By Appointment Only

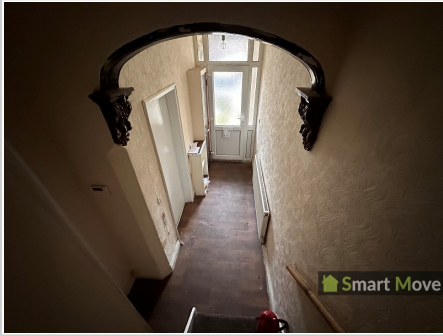
## General Description

Situated within close proximity to the City Centre and Railway station a property that is ready for Renovation and Conversion. A perfect HMO project in readiness with the right Buyer. Previously a HMO in past life and now just needs that knew pair of hands. Contact Smartmove on 01733511151 to arrange viewings.

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## Accommodation

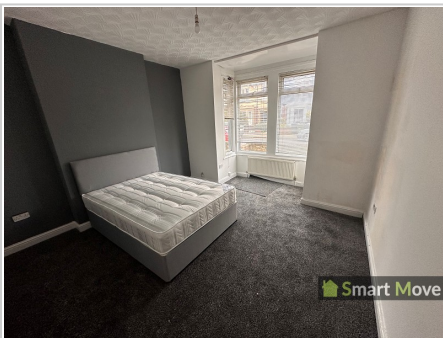
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### Entrance Hallway

Double glazed door leading through to entrance hallway, radiator, stairs leading to 1st floor and landing, cupboard housing fusebox and meter, smoke detector, understairs cupboard

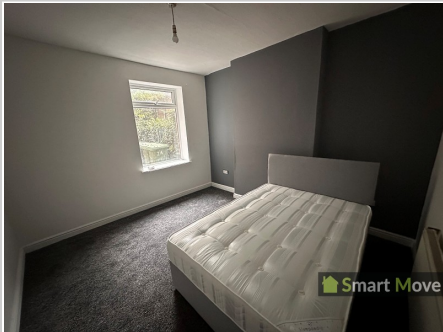
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### Lounge (12' 8" x 15' 2" Max) or (3.87m x 4.62m Max)

Double glazed box bay window to the front, radiator, power sockets.

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### Family Room (11' 4" x 12' 6") or (3.45m x 3.80m)

Double glazed window to the rear, radiator, power sockets.

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### Kitchen/Diner (18' 4" x 9' 7") or (5.58m x 2.91m)

Base and eye level units, stainless steel sink with drainer and taps, oven, hob, extractor hood, space for washing machine, wall mounted combi boiler, double glazed window to the side, radiators, smoke detector, power sockets

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### Kitchen (7' 10" x 9' 6") or (2.38m x 2.89m)

Base and eye level units, oven, hob, extractor, stainless steel sink and drainer, two double glazed windows to the side, radiator, power sockets

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### Bathroom (4' 8" x 9' 2") or (1.42m x 2.80m)

Bath, sink, WC, double glazed windows to side and rear, extractor.

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### Stairs To First Floor

Stairs leading to 1st floor and landing, smoke detector, radiator, power socket, loft access.

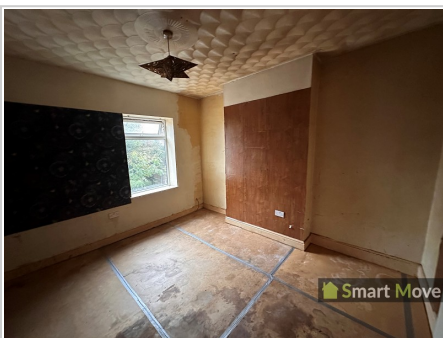
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### Bedroom 1 (12' 6" x 17' 6") or (3.81m x 5.34m)

Two double glazed windows to the front, radiator, smoke detector, power sockets.

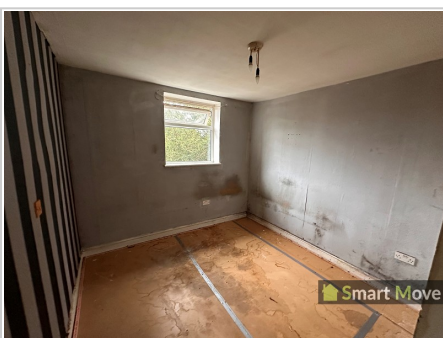
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### Bedroom 2 (11' 7" x 12' 5") or (3.54m x 3.79m)

Double glazed window to the rear, radiator, smoke detector, power sockets

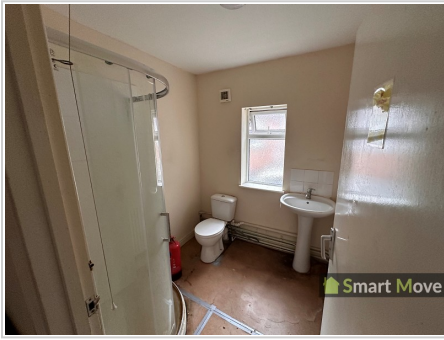
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### Bedroom 3 (9' 6" x 11' 2") or (2.89m x 3.40m)

Double glazed window to the rear, radiator, power sockets

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## Shower Room (6' 7" x 6' 3") or (2.00m x 1.91m)

Shower cubicle with shower above, WC and wash hand basin, radiator, extractor, double glazed window to the side.



## Front Of Property

Brick wall with pathway access to frontage, storm porch entrance.



## Rear Garden

Southerly facing rear garden, laid to lawn, fence enclosure, access to frontage via pathway.



## Agents Note

This property is situated close to City Centre and is an ideal Investment for HMO conversion or renovation and would lend itself with Loft extension to a 6 Bed HMO. Floor plan to be updated onto details shortly.

## Services

Mains electricity, mains water, mains gas, mains drainage

EPC Rating:64

## Tenure

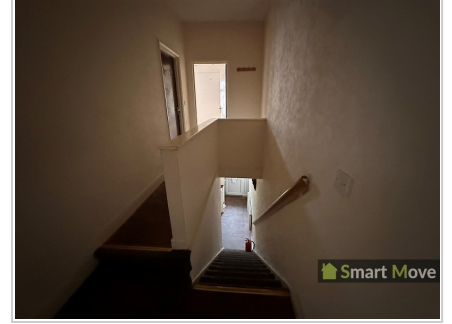
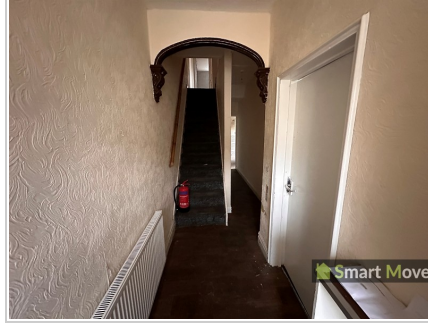
We are informed that the tenure is Freehold

## Council Tax

Band D

# Directions

Situated off Park Road PE1 2TP



*All measurements are approximate. The deeds have not been inspected. Please note that we have not tested the services of any of the equipment or appliances in this property. Stamp duty is not payable up to £125,000. From £125,001 to £250,000 - 2% of Purchase Price. From £250,001 to £925,000 - 5% of Purchase Price. From £925,001 to £1,500,000 - 10% of Purchase Price. From £1,500,001 onwards - 12% of Purchase Price. N.B. Stamp Duty is paid by the purchaser and not the vendor. Proceeds Of Crime Act 2002: We are obliged to report any knowledge or suspicion of money laundering to NCIS (National Crime Intelligence Service) and should a report prove necessary we are precluded from conducting any further professional work without consent from NCIS. These particulars are issued in good faith by us from information supplied by the vendor, but the accuracy is not guaranteed, nor will we accept responsibility for any error therein, nor shall the particulars form part of any contract. These particulars are also issued on the understanding that any negotiations in respect of the purchase of this property shall be carried out through us. Your home is at risk if you do not keep up repayments on a mortgage or any other loan secured on it. An insurance contract may be required. Written quotation available upon request. Mortgages secured on property.*