

Lincoln Road, Peterborough

£425,000 **Freehold**

Sharman Quinney

Key Features

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- Semi Detached Property with Six Spacious Double Bedrooms
- Excellent Investment Opportunity
- Potential for HMO use, subject to relevant planning permissions and licensing
- Three Reception Rooms
- Approximately 20ft Extension

Offered in great condition throughout, the property benefits from generous accommodation, including six double bedrooms, three reception rooms and a conservatory, making it an attractive prospect for a variety of uses.

The property has been further enhanced by an approximately 20-foot extension, providing additional living space, alongside a loft conversion that maximises the available accommodation. Externally, the property benefits from a private driveway, providing convenient off-road parking.









Total floor area 206.0 m² (2,217 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

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With its versatile layout and substantial accommodation, the property could be ideal for investors looking to explore the potential for a House in Multiple Occupation (HMO), subject to the necessary planning permissions, licensing and compliance requirements, or as a traditional rental investment.

Combining space, condition and flexibility, this property represents a fantastic opportunity for investors and those looking for a substantial family home.

Agents Notes: Please note that the AML fee covers the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

To view this property call Sharman Quinney on:
01733 897896

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01733 897896

70 Albert Place, PETERBOROUGH,
Cambridgeshire, PE1 1DD

peterborough@sharmanquinney.co.uk

www.sharmanquinney.co.uk

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The Property Ombudsman