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## 38 Princes Street Peterborough PE1 2QS

Asking price £270,000



This is a generously proportioned three/four bedroom semi detached victorian-style home in a highly convenient central location, offering flexible living space, modern amenities, and excellent investment potential. Presented with no forward chain, the property features on-street parking to the front and an enclosed garden to the rear.





The ground floor comprises a welcoming entrance hall leading to a living room and a second versatile reception room, ideal as a family room, study, or additional lounge. To the rear, a spacious dining room flows into a well-arranged kitchen. A separate utility room, ground-floor WC, and two storage areas complete the layout.

Upstairs, there are three comfortable double bedrooms. Both the main and second bedrooms benefit from private en-suite shower rooms, while the third bedroom is served by the family bathroom.

The property has previously been successfully operated as a four-bedroom HMO, achieving the following rental income:

Bedroom 1: £500 pcm

Bedroom 2: £625 pcm

Bedroom 3: £550 pcm

Bedroom 4: £580 pcm

Total Income: £2,255 pcm (approximately £27,060 per annum)

Gross Yield at £270,000: approximately 10.0%

In the opinion of our valuer, the property could also be adapted, subject to planning, into a five-bedroom HMO incorporating additional en-suite facilities and a studio-style room. It is located within an Article 4 area, which is due to expire in January, and it is currently unclear whether the City Council will renew it. Prospective purchasers may therefore wish to make their own enquiries.

The property enjoys a prime central location just a short walk from Peterborough city centre, with its wide range of shops, restaurants, cafes, and leisure facilities. Peterborough train station is nearby, providing excellent commuting links to London, Cambridge, and beyond. Local schools, parks, and amenities are all within easy reach, making this home equally suitable for owner-occupiers and investors.

Council Tax Band B, EPC rating D. Early viewing is strongly recommended to fully appreciate the scale, versatility, and central location this property offers.

Entrance Hall - 12'5 x 2'10

Laminate flooring, radiator, stairs to first floor landing.

Lounge - 12'5 x 10'6

Carpeted flooring, radiator, uPVC double glazed bay window to the front.

Second Reception - 12'5 x 13'11

Laminate flooring, radiator, uPVC double glazed window facing the side, uPVC double glazed door leading to garden, storage cupboard.

Dining Room - 15'10 x 10'1

Tiled flooring, radiator, uPVC double glazed bay window facing the side, storage cupboard.

Kitchen - 7'4 x 10'1

Tiled flooring, uPVC double glazed window to the side, side door leading to garden, fitted wall and base units, space for freestanding oven and washing machine, one and half bowl sink with mixer tap and drainer.

Utility - 5'11 x 4'10

Tiled flooring, uPVC double glazed window to the rear, gas combi boiler.

W/C - 5'9 x 2'10

Tiled flooring, radiator, uPVC double glazed window to the side, pedestal mounted wash hand basin, standard WC.

Bedroom One - 12'6 x 13'10

Carpeted flooring, radiator, two uPVC double glazed windows facing the front.

En Suite 1 - 9'0 x 3'11

Bedroom Two - 16'1 x 9'2

Carpeted flooring, radiator, uPVC double glazed windows to the rear and side.

En Suite 2 - 5'6 x 5'8

Vinyl flooring, heated towel rail, standard WC, single enclosure shower, top mounted sink with vanity unit, extractor fan, tiled walls.

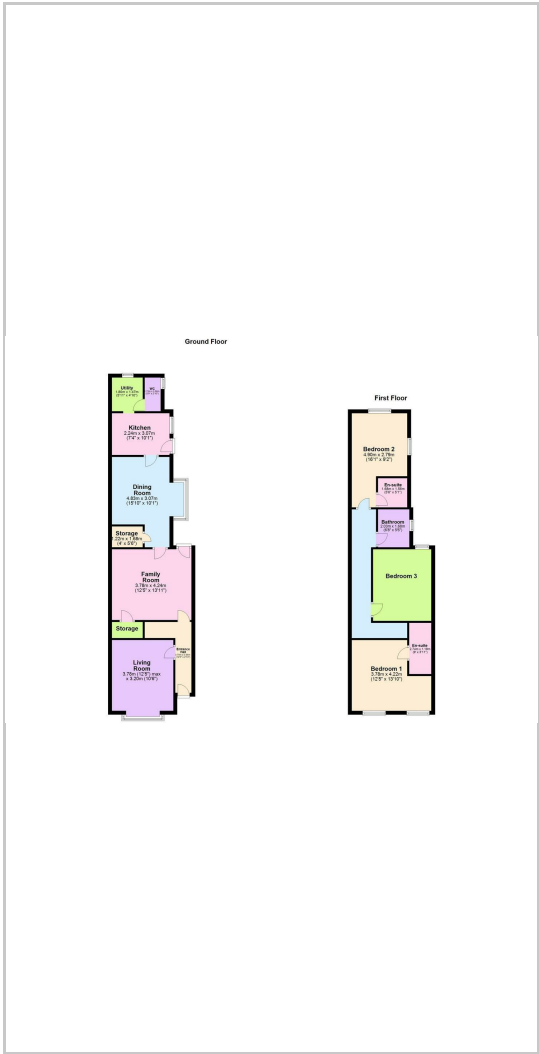
Bathroom - 6'8 x 5'6

Vinyl flooring, radiator, uPVC double glazed window facing the side. Standard WC, panelled bath, top mounted sink with vanity unit, tiled walls.

## Area Map



## Floor Plans



## Energy Efficiency Graph

