



Ground Floor



First Floor



Second Floor

ENTRANCE HALL
CLOAKROOM
KITCHEN/DINER
BEDROOM 5
ENSUITE SHOWER ROOM

LANDING
BEDROOM 4
ENSUITE SHOWER ROOM
BEDROOM 3
ENSUITE SHOWER ROOM

LANDING
BEDROOM 1
ENSUITE SHOWER ROOM
BEDROOM 2
ENSUITE SHOWER ROOM



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These particulars do not constitute part or all of an offer of contract. The measurements are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to re-check measurements before committing to any expense. Woodcock Holmes have not tested any apparatus, equipment, services, fixtures or fittings and it is in the buyer's interest to check the working condition of appliances. Floorplans are for illustration purposes only and are not to scale. Woodcock Holmes has sought not to verify the legal title of the property. Buyers not obtain such verification from their solicitors.

Clement Drive
Peterborough, PE2 9RQ
£350,000



Clement Drive Peterborough PE2 9RQ

This property presents a ready-made investment, having already been fully modernised and professionally set up as a compliant HMO. With all works completed to a high standard, an incoming purchaser can benefit from an immediate, hassle-free income stream without the need for further renovation or conversion.

- FULLY RENOVATED HMO INVESTMENT OPPORTUNITY
- FIVE DOUBLE BEDROOMS ALL WITH ENSUITE SHOWER ROOMS
- SITUATED IN A POPULAR MODERN DEVELOPMENT CLOSE TO PETERBOROUGH CENTRE
- EASY ACCESS TO TRAVEL LINKS, CITY CENTRE, AMENITIES AND FERRY MEADOWS
- OFF ROAD PARKING TO THE FRONT
- UPVC DOUBLE GLAZED AND GAS CENTRAL HEATING
- HIGH QUALITY AND STYLISH FINISH THROUGHOUT
- EARNING POTENTIAL OF £3000 PCM

Viewings: By appointment
£350,000

ENTRANCE HALL

Door to front, laminate flooring, radiator, laminate flooring, stairs to first floor, access to:

CLOAKROOM

6'4" x 2'6"

Obscure uPVC double glazed window to front, two piece suite with WC and wash hand basin, radiator.

BEDROOM 5

13" x 8'1"

UPVC double glazed window to front, laminate flooring, radiator, access to ensuite:

ENSUITE

3'2" x 8'1"

Fitted three piece suite with WC, wash hand basin, shower cubicle, radiator.

KITCHEN DINER

13'3" max x 15'3"

UPVC double glazed window to rear, uPVC double glazed French doors to rear, laminate flooring, radiator, dining space, storage, fitted kitchen with a matching range of base and eye level units fit fitted worktops, splashback tiles, fitted sink drainer, fitted oven, hob and extractor fan.

FIRST FLOOR LANDING

Fitted carpet, stairs to second floor, access to:

BEDROOM 4

11'7" x 15'3"

UPVC double glazed window to rear, uPVC double glazed French doors to balcony area, laminate flooring, radiator, fitted kitchenette with storage and fitted sink drainer, access to ensuite:

ENSUITE

5'11" x 9'4"

Fitted three piece suite with WC, wash hand basin, shower cubicle, radiator.

BEDROOM 3

9'5" x 9'7"

UPVC double glazed window to front, laminate flooring, radiator, access to ensuite:

ENSUITE

6'2" x 6'1"

UPVC double glazed window to front, fitted three piece suite with WC, wash hand basin, shower cubicle, radiator.

SECOND FLOOR LANDING

Fitted carpet, access to:

BEDROOM 2

12'4" max x 15'3"

x2 uPVC double glazed window to rear, laminate flooring, radiator, access to ensuite:

ENSUITE

12'4" max x 15'3"

Fitted three piece suite with WC, wash hand basin, shower cubicle, radiator.

BEDROOM 1

12'3" x 10'10"

UPVC double glazed window to front, laminate flooring, radiator, fitted double wardrobe x2, access to ensuite:

ENSUITE

6'2" x 5'3"

UPVC double glazed window to front, fitted three piece suite with WC, wash hand basin, shower cubicle, radiator.

OUTSIDE

Parking to the front. Enclosed rear garden, patio and lawn space.

MARKETING INFORMATION

Every effort has been made to ensure that these details are accurate and not misleading please note that they are for guidance only and give a general outline and do not constitute any part of an offer or contract. Measurements, distances, and areas are approximate and should not be relied upon without verification. Interested parties should satisfy themselves of all details. None of the appliances, services or equipment described or shown have been tested.

SERVICES

Services, systems, and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

COUNCIL TAX/TENURE/EPC

Tenure, council tax band, and EPC rating details are provided by the vendor or relevant authority and should be verified by prospective buyers.

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		87
(69-80) C	73	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England & Wales EU Directive 2002/91/EC

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		

England & Wales EU Directive 2002/91/EC