



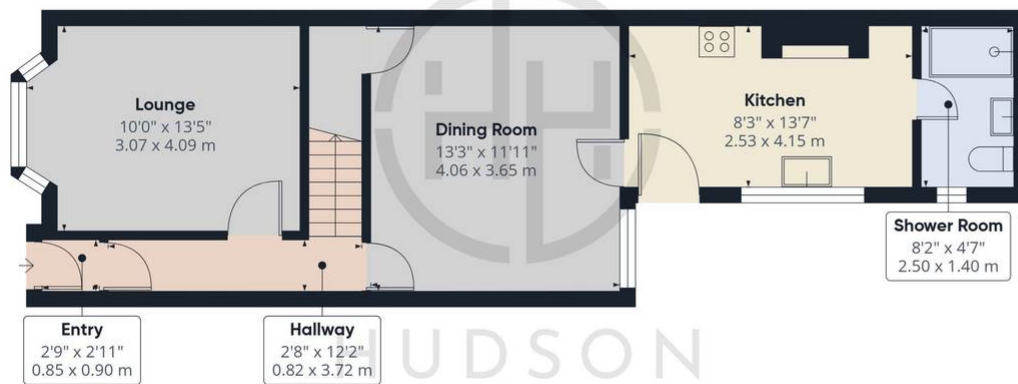
HUDSON
HOMES



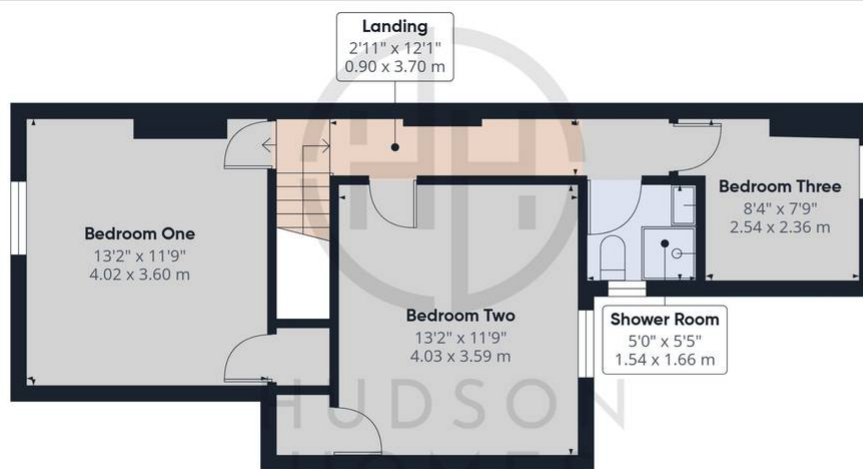
53 Bishops Road, Peterborough

£195,000 Freehold

Offered for sale with no forward chain, providing a smooth and straightforward purchase opportunity. • Located directly across the road from Peterborough University, offering exceptional convenience for students – an ideal HMO opportunity for an investor, with strong potential rental demand. • Plot floor area of 1,389 sq ft with an internal floor area of 1,001 sq ft, providing a generous overall footprint with well-proportioned living accommodation. • Two reception rooms and three separate first-floor bedrooms, offering generous and versatile living accommodation across both levels. • Upstairs shower room and downstairs shower room, providing excellent convenience and flexibility for busy households or shared living arrangements. • Side passage leading to the rear garden with a storage shed ideal for bikes, adding practical outdoor storage and easy access around the property. • Valid EICR electrical report and current gas safety certificate, giving buyers confidence that key compliance and safety checks are already in place. • Within a mile of the train station and city centre • Some decorating and flooring will be required, allowing buyers the opportunity to personalise the property to their own taste.



Floor 0



Floor 1



Approximate total area⁽¹⁾
974 ft²
90.4 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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