

# ELP

ESTATES LAND & PROPERTY LTD

01733 701 623

81 Broadway, Peterborough, PE1 4DA

mail@elp-online.com

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## **45 THORPE ROAD—PETERBOROUGH PE3 6AN**



**11 ROOMED PROPERTY UNDER HOUSING MULTIPLE  
OCCUPANCY**

### **LOCATION**

THIS LOCATION IS CENTRED ABOUT 150M FROM THE CITY CENTRE, QUEENSGATE SHOPPING CENTRE AND LOCAL TRAIN STATION WHICH HAS A MAIN LINE TO LONDON & BIRMINGHAM.

THE LOCATION IS ALSO SITUATED WITHIN WALKING DISTANCE TO THE LOCAL HOSPITAL.

HAS ALL LOCAL AMENITIES ALSO WITHIN WALKING DISTANCE.

### **FEATURES**

FULL PLANNING PERMISSION GRANTED FOR TWO INDEPENDANT FLATS

### **PRICE**

OFFERS IN EXCESS £875,000

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The descriptions contained in this document are for identification purposes only and do not form part of any other contract, nor may they be regarded as representations. All interested parties must themselves verify their accuracy. All measurements are approximate. Unless otherwise stated, all prices and rents are quoted exclusive of VAT.

## **THE SITE CONTINUED**

THE PROPERTY CONSISTS OF 11 ROOMS UNDER HMO ( HOUSE IN MULTIPLE OCCUPANCY). IT HAS 4 BATHROOMS, KITCHEN WITH LARGE BREAKFAST BAR, LOUNGE, CONSERVATORY, LAUNDRY ROOM & ALSO STORAGE CUPBOARDS.

THIS PROPERTY ALSO HAS THE POTENTIAL TO BE DEMOLISHED AND BUILD A NEW BLOCK OF FLATS ON THE SITE OR THIS SITE COULD EASILY BE CONVERTED INTO OFFICE ROOMS BUT PLANNING PERMISSION WILL HAVE TO BE OBTAINED.

## **PLANNING**

FULL PLANNING PERMISSION GRANTED BY PETERBOROUGH CITY COUNCIL FOR TWO INDEPENDANT FLAT TO BE BUILT TO REAR OF PROPERTY. THE ACCESS TO THIS IS TO THE SIDE OF 45 THROPE ROAD.

## **VIEWING**

TELEPHONE 01733 701623 TO ARRANGE

## **DISCLAIMER**

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Estates Land & Property Ltd  
01733 701623  
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**EXISTING SITE PLAN (1:1250)**



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**PROPOSED SITE PLAN (1:500)**