



300 Eastfield Road, Peterborough, PE1 4RA

 **NEWTON FALLOWELL**



3 1 2

## Key Features

- THREE BEDROOMS
- BEING SOLD WITH TENANTS IN-SITU
- SEMI-DETACHED
- NO ONWARD CHAIN
- Private Rear Garden
- Close to Local Amenities
- Upstairs Bathroom with Separate WC
- EPC Rating D
- Freehold

Offers in excess of £260,000







An excellent investment opportunity, this spacious THREE BEDROOM SEMI DETACHED property is offered for sale with TENANTS IN SITU and NO ONWARD CHAIN.

The ground floor accommodation comprises a welcoming entrance hall, a well-proportioned kitchen/diner, a comfortable lounge, and a separate dining room featuring patio doors that lead out to the private rear garden.

Upstairs, the first floor offers three generously sized bedrooms, a family bathroom, and a separate WC, making the layout ideal for family living.

Externally, the property benefits from off-road parking to the front and a well-maintained rear garden with a lawn, patio seating area, and a good degree of privacy.

This is an ideal purchase for investors seeking a ready-made buy-to-let opportunity with reliable occupancy in place.

Entrance Hall 3.24m x 2.24m (10'7" x 7'4")

Lounge Diner 4.24m x 3.56m (13'11" x 11'8")

Lounge Diner 3.98m x 3.45m (13'1" x 11'4")

Dining Area 2.51m x 2.84m (8'2" x 9'4")

Kitchen 2.36m x 2.2m (7'8" x 7'2")

Landing 3.35m x 1.5m (11'0" x 4'11")

Bedroom One 4.19m x 3.39m (13'8" x 11'1")

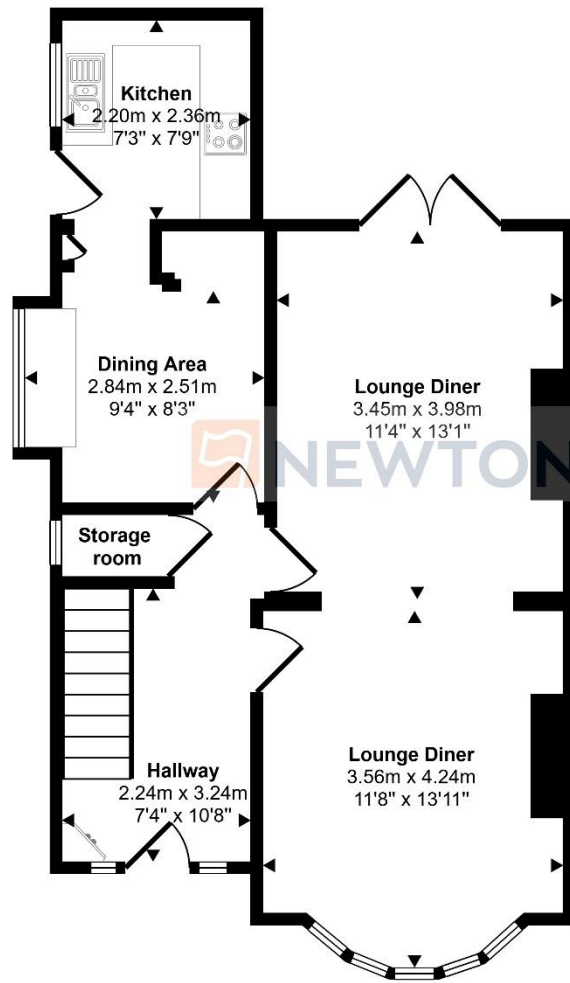
Bedroom Two 4.28m x 3.27m (14'0" x 10'8")

Bedroom Three 2.35m x 2.2m (7'8" x 7'2")

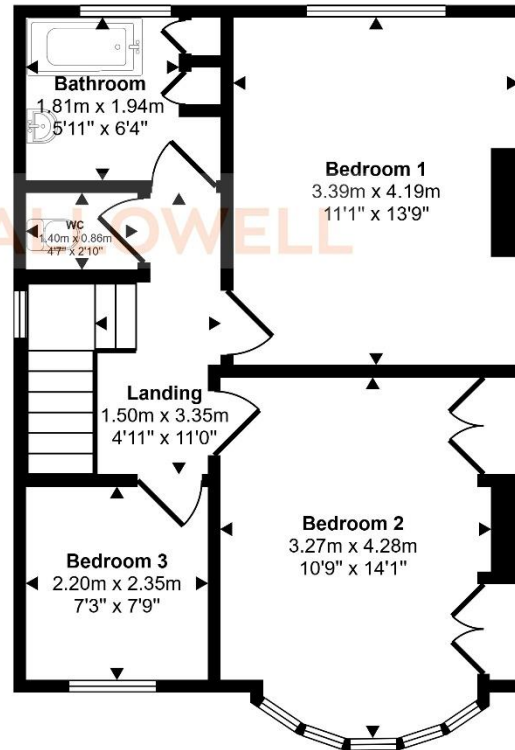
Bathroom 1.94m x 1.81m (6'5" x 5'11")

WC 0.86m x 1.4m (2'10" x 4'7")

Approx Gross Internal Area  
103 sq m / 1104 sq ft



Ground Floor  
Approx 54 sq m / 586 sq ft



First Floor  
Approx 48 sq m / 518 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

#### COUNCIL TAX INFORMATION:

Local Authority: Peterborough City Council  
Council Tax Band: C

#### AGENTS NOTE:

Please note these particulars may be subject to change and must not be relied upon as an entirely accurate description of the property. Although these particulars are thought to be materially correct, their accuracy cannot be guaranteed, and they do not form part of any contract. Some measurements are overall measurements and others are maximum measurements. All services and appliances have not and will not be tested.

#### ANTI-MONEY LAUNDERING REGULATIONS:

Intending purchasers will be required to provide identification documentation via our compliance provider, Lifetime Legal, at a cost of £55 per transaction. This will need to be actioned at the offer stage and we would ask for your cooperation in order that there will be no delay in agreeing the sale.

#### REFERRAL FEES:

Newton Fallowell and our partners provide a range of services to buyers, although you are free to use an alternative provider. We can refer you on to Mortgage Advice Bureau for help with finance. We may receive a fee of £300 if you take out a mortgage through them. If you require a solicitor to handle your purchase, we can refer you on to our in-house solicitors. We may receive a fee of £200 if you use their services.



SCAN ME