



Eastfield Road, Peterborough PE1 4AR

welcome to

Eastfield Road, Peterborough

- Investment Opportunity
- Converted Terraced Property
- Three Self Contained Flats
- Two x One Bedroom
- One x Three Bedroom
- Tenants In Situ
- Communal Garden

Tenure: Freehold EPC Rating: D

offers in excess of

£340,000

view this property online williamhbrown.co.uk/Property/PCG120341



Property Ref:

PCG120341 - 0006

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

NO ONWARD CHAIN! If you are looking for a great opportunity to purchase an ideal Investment which is in walking distance to Peterborough Town Centre and to some local shops, this **CONVERTED TERRACED PROPERTY** is split into **THREE SELF CONTAINED FLATS**. The **TOP FLOOR FLAT** has **THREE BEDROOMS**, the **MIDDLE FLOOR FLAT** has **ONE DOUBLE BEDROOM** and the **BASEMENT FLAT** also has a **DOUBLE BEDROOM**. Outside to the front is on road parking and via Monument Street to there is a communal garden.

Access Via Monument Street
Communal Garden And Steps Down
Basement Flat
Pvcu Door To
Living Room
11' 5" max x 10' 5" max (3.48m max x 3.17m max)
Kitchen
11' 6" x 5' 6" (3.51m x 1.68m)
Bedroom
13' 2" max x 12' 2" max (4.01m max x 3.71m max)
Shower Room
12' 5" max x 3' 1" max (3.78m max x 0.94m max)
Top Floor Flat
Communal Garden With Steps Up
Pvcu Door To
Entrance Hall
12' 1" max x 2' 9" max (3.68m max x 0.84m max)
Kitchen
12' max x 7' 7" max (3.66m max x 2.31m max)
Inner Hallway
3' 9" max x 3' 4" (1.14m max x 1.02m)
Lounge
17' 5" max x 13' 1" max (5.31m max x 3.99m max)
Bathroom
7' max x 5' 9" max (2.13m max x 1.75m max)
Landing, Doors To
Bedroom One
9' 9" max x 8' 9" max (2.97m max x 2.67m max)
Bedroom Two
10' max x 8' 9" max (3.05m max x 2.67m max)
Bedroom Three
7' 1" x 6' 7" (2.16m x 2.01m)
Via Eastfield Road
Middle Flat
Door To
Bedroom
13' max x 12' max (3.96m max x 3.66m max)
Inner Hallway
Lounge/ Kitchen
12' max x 11' max (3.66m max x 3.35m max)
Separate Shower Room
Separate Wc
Epc Individual Ratings:
58a - D
58b - D
58c - D

Agents Note

'The property is held on Freehold title which consists of 3 flats which are NOT registered in leasehold title at Land Registry. We ask that you make all possible enquires in regards to financial arrangements and conveyancing timeframes to apply any leasehold title requirements for your needs and satisfy yourself prior to proceeding'.



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