





## 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

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" may v 12' 2" may ( 4 01m may v 3 71m may )

**Shower Room** 

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

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

**Separate Shower Room** 

Separate Wc

**Epc Individual Ratings:** 

## 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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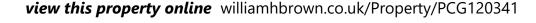


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Property Ref: PCG120341 - 0006 1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 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.

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