



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

Tenure: Freehold EPC Rating: D
Council Tax Band: A

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" 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

PVC Door To

Entrance Hall

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



Property Ref:
PCG120341 - 0011

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.



william h brown



01733 311022



Peterborough@williamhbrown.co.uk



6-9 Fortune Buildings Cowgate,
PETERBOROUGH, Cambridgeshire, PE1 1LR



williamhbrown.co.uk