



Eastfield Road, Peterborough PE1 4BH

welcome to

Eastfield Road, Peterborough

- Ideal Investment Opportunity
- Five Self Contained Flats
- Two Bedroom Flats
- Three one Bedroom Flats
- Two First Floors
- Two First Floors and Three Ground Floors
- Walking Distance To Central Park
- Tenants In Situ

Tenure: Freehold EPC Rating: C

£550,000

view this property online williamhbrown.co.uk/Property/PCG120155



Property Ref:

PCG120155 - 0009

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.

Good opportunity for Investment Buyers to purchase Five self contained flats with tenants In situ comprising of Two First Floor Two Bedroom Flats and Three Ground Floor One Bedroom Flats, there are no leases in place for the flats and there is a communal garden to the rear, walking distance to the Peterborough Town Central Park. The vendor is selling the freehold title which consists of all the five flats.

First Bedroom Flat
Secure Door From Eastfield Road
Entrance Hall, Stairs To
First Floor Landing
Doors To
Lounge
13' 8" max x 13' 8" max (4.17m max x 4.17m max)
Walk In Storage Area
5' x 3' 4" (1.52m x 1.02m)
Kitchen/diner
13' 8" x 13' 4" (4.17m x 4.06m)
Bedroom One
13' 9" max x 13' 9" max (4.19m max x 4.19m max)
Bedroom Two
13' 3" max x 10' 1" max (4.04m max x 3.07m max)
Three Piece Bathroom
9' x 7' (2.74m x 2.13m)
Second First Floor Flat
Secure Gated Door
Covered Passageway
Door To Entrance Hall
Stairs To
Lounge
13' 5" max x 11' 9" max (4.09m max x 3.58m max)
Kitchen//diner
10' 3" max x 7' 3" max (3.12m max x 2.21m max)
Bedroom One
13' 4" x 9' 1" (4.06m x 2.77m)
Bedroom Two
9' 7" x 7' 3" (2.92m x 2.21m)
Three Piece Bathroom
6' 7" max x 5' 3" max (2.01m max x 1.60m max)
Ground Floor Flats
Secure Gated Access To
Passage Way
Door To
Entrance Hall
Lounge
13' 8" max x 13' 6" max (4.17m max x 4.11m max)
Kitchen/diner
8' 8" x 6' 8" (2.64m x 2.03m)
Bedroom One
13' 9" max x 13' 9" max (4.19m max x 4.19m max)
Bedroom Two
13' x 8' (3.96m x 2.44m)



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