



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 - 0010

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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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.

Agents Note: The Freehold title contains a Right of Way for neighbouring properties to pass over the rear of the property. We can advise that no leasehold titles are in place for the configured flats. An area of garden is held under separate title which will not be included in the sale. We ask that you make your own enquiries for this type of purchase and check lending capacity before proceeding. Your conveyancer can advise you with regards to costs and timeframes involved of leasehold titles are required.

Note: EPC is for the Ground floor flat

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)



william h brown



01733 311022



Peterborough@williamhbrown.co.uk



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



williamhbrown.co.uk