



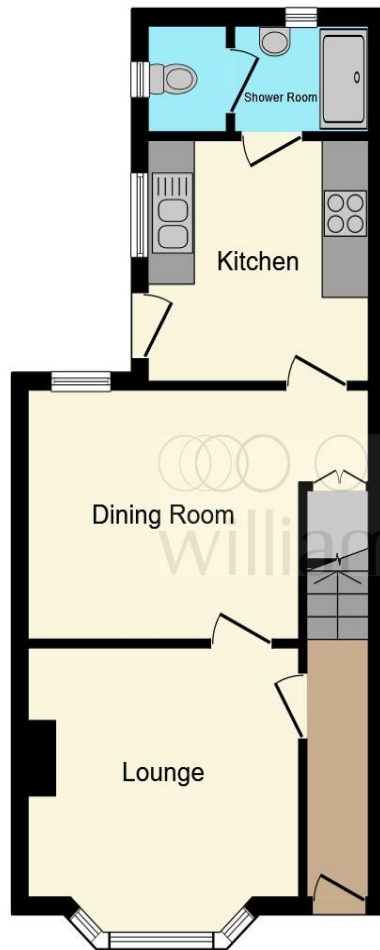
Craig Street, Peterborough PE1 2EJ

welcome to

Craig Street, Peterborough

" Handsome 3 Bedroom CITY CENTRE Town House, 5-minute walk to Railway station for 45-minute Commute to London" We are pleased to offer this well presented, mid terrace, 3 Bedroom home situated near the City Centre. The property boasts separate Living and Dining Room, Kitchen, and Family Shower room / Toilet on ground floor. To the first floor, three Double Bedrooms with En suite. The rear Bedroom with a Bathroom/Toilet. To the rear, a secure private courtyard with a locked rear gate. A front gated Driveway with Parking for 2 Cars. The property is being sold with No onward Chain. INVESTMENT opportunity! There are 2 self-contained flats with Rental Yield of 7% (limited alteration to use it as a 3 bedroom family house The house is therefore ideal for Family City living or, Buy to Let investors. All contents are included in the sale (Washing Machine, Gas Cooker, Blinds).





Ground Floor



First Floor

Ground Floor

Dining Room

18' 1" 1 x 10' 6" (5.51m 1 x 3.20m)

Lounge

13' 2" x 11' 2" (4.01m x 3.40m)

Kitchen

10' 3" x 9' 6" (3.12m x 2.90m)

Shower Room/Wc

First Floor

Bedroom

14' 8" x 12' 6" (4.47m x 3.81m)

Bedroom

10' 3" x 8' 6" (3.12m x 2.59m)

Bedroom

9' 3" x 8' 8" (2.82m x 2.64m)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

welcome to

Craig Street, Peterborough

- 3 Bedroom Home with Gated Parking and en suite to bedroom
- Separate Living and Dining Rooms
- Easy care Courtyard to the rear
- 5-minute walk to Railway station for 45-minute Commute to London
- There are 2 Bathrooms (Shower room and Bathroom) one ensuite

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

guide price

£205,000



Please note the marker reflects the
postcode not the actual property

view this property online williamhbrown.co.uk/Property/PCG122731



Property Ref:
PCG122731 - 0013

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.



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