

for sale

guide price **£210,000**



Milton Road Peterborough PE2 8DZ

GUIDE PRICE £210,000 - £220,000

**ATTENTION INVESTORS.** Connells present an amazing investment opportunity with this four bedroom rental property. Currently being sold with tenants in situ paying a monthly rent of £1,863 pcm. This offers a potential 10% yield. Call 01733 579412 to arrange a viewing

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# Milton Road Peterborough PE2 8DZ

## Entrance Hall

Fully glazed patterned UPVC into the entrance hall. Laminate flooring, staircase to first floor landing and doors off onto Room one and communal lounge.

## Communal Lounge

11' 11" x 11' 11" ( 3.63m x 3.63m )

Radiator, laminate flooring continuous from the entrance hall, TV and telephone points, coving to textured ceiling, door into understairs storage cupboard, UPVC double glazed window to the rear and fully glazed door into the kitchen.

## Kitchen

11' 8" x 7' 3" ( 3.56m x 2.21m )

Comprising a range of matching wall and base level units, worktops and a one and half single drainer sink with mixer tap over and tiled splashbacks. Built in oven, grill and four ring hob with extractor, washing machine and tumble dryer. Gas boiler servicing the hot water and central heating system. Radiator, ceramic tiled flooring, coving to textured ceiling and a half glazed patterned UPVC door and UPVC window to the side. Door into shower room.



## Shower Room

7' 1" max x 5' 2" max ( 2.16m max x 1.57m max )

Comprising a three piece suite to include a double shower with mains fed shower fitted, wash hand basin with mixer tap and tiled splashbacks and a WC with dual flush. Radiator, extractor, ceramic tiled flooring continuous from the kitchen and a frosted UPVC double glazed window to the rear.

## Room One

13' 11" x 11' 11" ( 4.24m x 3.63m )

Radiator, coving to textured ceiling, wash hand basin with mixer tap and UPVC window to the front.

## First Floor Landing

Smooth and textured ceiling with access to the loft and doors off onto rooms two, three and four

## Room Two

13' 8" max inc chimney breast x 11' 5" ( 4.17m max inc chimney breast x 3.48m )

Double radiator, telephone point, TV and telephone point, wash hand basin with mixer tap over and tiled splashbacks set within a vanity unit. Shower cubicle with electric shower fitted with extractor, Coving to textured ceiling and UPVC double glazed window to the front.

## Room Three

12' x 10' 6" ( 3.66m x 3.20m )

Radiator, coving to textured, shower cubicle with electric shower, UPVC double glazed window to the rear.

## Room Four

11' 8" x 7' 2" ( 3.56m x 2.18m )

Radiator, wash hand basin with taps over, tiled splashbacks and set within a vanity unit. Textured ceiling and UPVC double glazed window to the rear.

## Outside

To the front there is a broken slate ornamental garden with a paved path leading to the front door. Gated side access to the rear garden which is laid to lawn with a concrete seating area. Timber built shed and the garden is surrounded by fencing. Outside tap.







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](http://www.focalagent.com)

To view this property please contact Connells on

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Property Ref: WRN305250 - 0004

**Tenure:** Freehold

**EPC Rating:** D

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