

for sale

guide price **£210,000 - £220,000**



South Parade Peterborough PE3 6BG

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 £1,884 pcm. This offers a potential 10% yield. Call 01733 579412 to arrange a viewing

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Entrance Hall

Half glazed frosted UPVC door into the entrance hall. Papered ceiling, staircase to first floor landing, door into Room one and further door into the communal lounge.

Communal Lounge

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

Radiator, TV point, understairs storage cupboard, coving to papered ceiling, UPVC double glazed window to the rear and a fully glazed door into the kitchen.

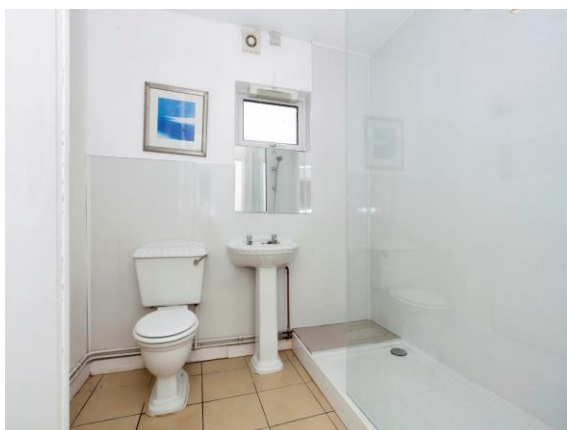
Kitchen

11' 4" x 7' 7" (3.45m x 2.31m)

Comprising a range of matching wall and base level units, worktops and a one and a half single drainer sink with a mixer tap over and tiled splashbacks. Built in oven, grill, four ring gas hob and extractor. Full standing fridge freezer, radiator, ceramic tiled flooring, textured ceiling with smoke alarm, UPVC double glazed window to the side and door through to rear/side entrance.

Rear/Side Entrance

Ceramic tiled flooring continuous from the kitchen, half glazed frosted UPVC door to the side and a door through to the utility area.



Utility Area

Washing machine, tumble dryer and worktop. Door into shower room.

Shower Room

7' 7" x 7' 2" (2.31m x 2.18m)

Ceramic tiled flooring continuous from the inner hallway and comprising a three piece suite to include a double shower cubicle with a mains fed shower, a wash hand basin with taps over and a WC. Radiator, extractor, door into boiler cupboard housing the gas boiler, smooth ceiling and frosted UPVC double glazed window to the side.

Room One

11' 11" x 10' 11" plus bay (3.63m x 3.33m plus bay)

Radiator, a wash hand basin with mixer tap over and tiled splashbacks set within a vanity unit, shaver point with light, picture rail, textured ceiling and UPVC double glazed bay window to the front.

First Floor

Room Two

12' x 10' 11" (3.66m x 3.33m)

Radiator, wash hand basin with mixer tap over and set within a vanity unit, shaver point with light. Shower cubicle with electric shower fitted and extractor. Smooth ceiling and UPVC double glazed window to the front.

Room Three

11' 11" x 9' 2" (3.63m x 2.79m)

Radiator, wash hand basin with mixer tap over, tiled splashbacks and set within a vanity unit, shaver point with light. Shower cubicle with electric shower fitted with extractor, textured ceiling and UPVC double glazed window to the rear.

Room Four

12' 5" x 7' 8" (3.78m x 2.34m)

Radiator, wash hand basin with mixer tap, tiled splashbacks and set within a vanity unit, shaver point, smooth ceiling and UPVC double glazed window to the rear.

Outside

There is a graveled and planted front garden surrounded by brick wall with gated access. A block paved path to the side of the property leading to the rear garden which is laid to lawn and surrounded by a timber built fence. 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

To view this property please contact Connells on

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Property Ref: WRN305251 - 0011

Tenure: Freehold EPC Rating: D

Council Tax Band: A

view this property online connells.co.uk/Property/WRN305251



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