

Disclaimer: Important Notice: In accordance with the Property Misdescriptions Act (1991) we have prepared these Sales Particulars as a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and special fittings have not been tested. Neither has the Agent checked legal documentation to verify the legal status of the property or the validity of any guarantee. All photographs, measurements, floorplans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts.

England & Wales	
Energy Rating	Approximate annual energy costs
A	£121 - £147
B	£148 - £171
C	£172 - £205
D	£206 - £239
E	£240 - £273
F	£274 - £307
G	£308 - £341

**Energy Efficiency Graph**

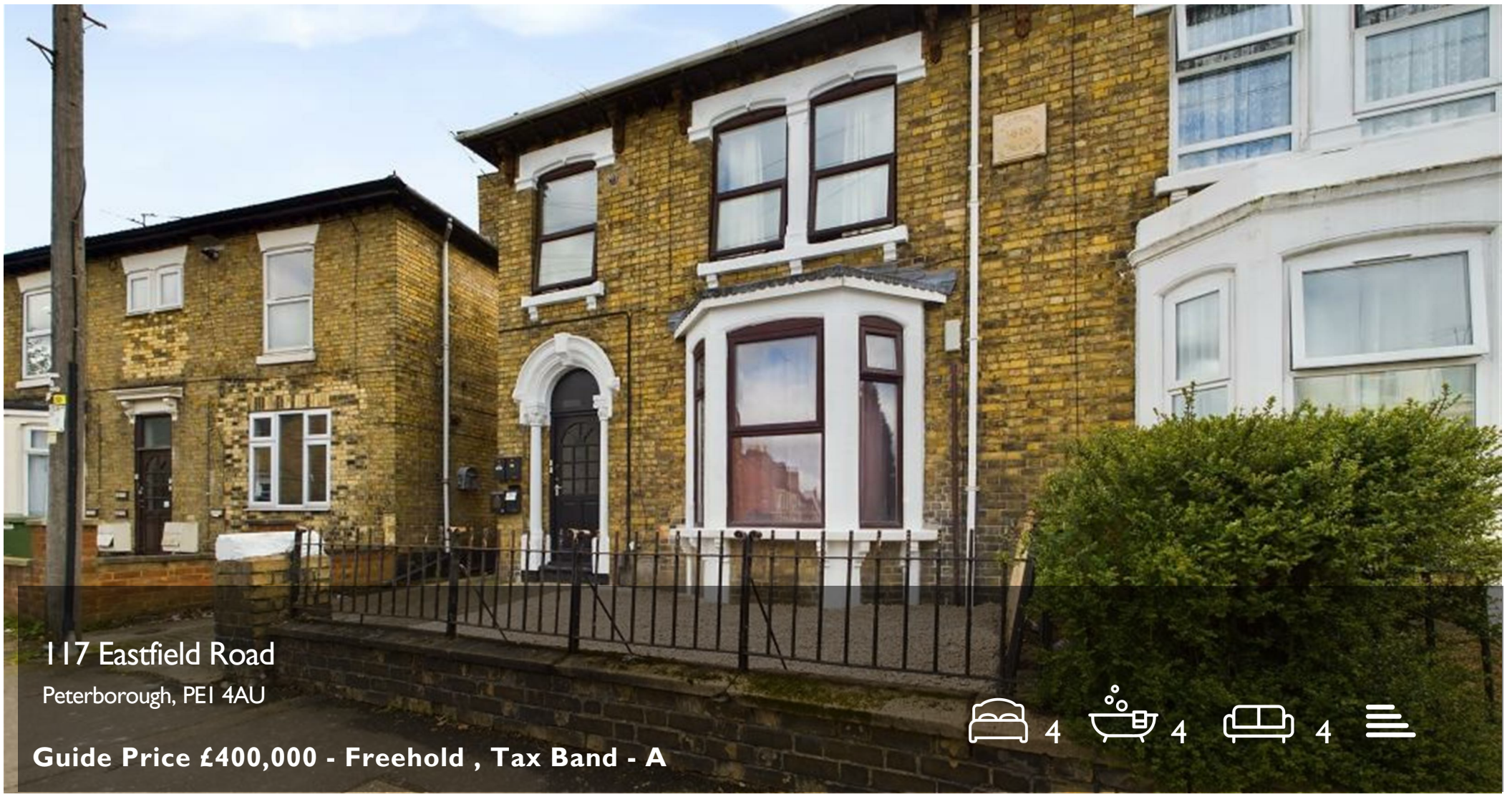


**Area Map**



**Floor Plan**

**Viewing**  
 Please contact our City & County Estate Agents - Peterborough Office on 01733 563965 if you wish to arrange a viewing appointment for this property or require further information.



117 Eastfield Road  
 Peterborough, PE1 4AU

**Guide Price £400,000 - Freehold , Tax Band - A**





# 117 Eastfield Road

Peterborough, PE1 4AU

\*\* Guide Price £400,000 - £430,000 \*\*

City and County are excited to market this fantastic investment opportunity located in the City Centre of Peterborough, offering an end of terrace property that has been converted into four spacious, self-contained flats with allocated parking. Within walking distance of Queensgate shopping centre, Peterborough University and Central Park, this investment property offers a huge opportunity.

All flats comprise, one double bedroom, good sized lounge, kitchen fitted with base and eye level units with space for white goods. They also benefit from a family bathroom with a fitted three-piece suite. Three of the flats, flats one, three and four, comprise, W.C, wash hand basin and a bath with a shower over. One of the flats, flat two, however has a cubicle shower rather than a bath. To the rear, there is a communal garden and off-road parking for all flats. To the front, there is access to the public footpath. Please call today for a viewing!

**Entrance Hall**  
8'8" x 6'6"

**Flat 1 Hallway**  
5'0" x 6'10"

**Flat 1 Bedroom**  
14'9" x 12'4"

**Flat 1 Lounge**  
13'0" x 12'4"

**Flat 1 Kitchen**  
5'10" x 6'6"

**Flat 1 Bathroom**  
6'8" x 6'6"

**Flat 2 Kitchen/Lounge**  
27'9" x 11'0"

**Flat 2 Bathroom**  
9'5" x 5'10"

**Flat 2 Bedroom**  
11'10" x 10'8"

**Landing**  
3'3" x 5'2"

**Flat 3 Hallway**  
3'1" x 7'3"

**Flat 3 Lounge**  
14'10" x 13'4"

**Flat 3 Kitchen**  
7'0" x 6'7"

**Flat 3 Bedroom**  
12'11" x 10'9"

**Flat 3 Bathroom**  
9'5" x 5'6"

**Flat 4 Hallway**  
10'2" x 3'1"

**Flat 4 Kitchen**  
8'7" x 5'0"

**Flat 4 Bathroom**  
7'10" x 6'5"



**Flat 4 Lounge**  
20'10" x 10'11"

**Flat 4 Bedroom**  
11'11" x 10'9"

**EPC -**  
Flat 1 - C 69/78  
Flat 2 - D 62/75  
Flat 3 - D 62/67  
Flat 4 - D 57/72

**Tenure - Freehold**

### IMPORTANT LEGAL INFORMATION

**Material Information**

Property construction: Standard form  
Electricity supply: Mains electricity  
Solar Panels: No  
Other electricity sources: No  
Water supply: Mains Water Supply  
Sewerage: Mains  
Heating: Gas Central Heating (each flat has separate gas supply and has their own boiler)  
Heating features: None  
Broadband: TBC  
Mobile coverage: TBC

**Parking:** Communal at the rear of the property, On Street residents permit  
**Building safety issues:** No  
**Restrictions - Listed Building:** No  
**Restrictions - Conservation Area:** No  
**Restrictions - Tree Preservation Orders:** No  
**Public right of way:** A right of way for neighbours at 119 to go over a piece of land which is already a private road/driveway at the rear of the property in order to access 119. 117 also has the right to use the passageway at the side of 117 and 119 to access the rear of 117.  
**Long-term flood risk:** No  
**Coastal erosion risk:** No  
**Planning permission issues:** No  
**Accessibility and adaptations:** None  
**Coal mining area:** No  
**Non-coal mining area:** No

All information is provided without warranty. The information contained is intended to help you decide whether the property is suitable for you. You should verify any answers which are important to you with your property lawyer or surveyor or ask for quotes from the appropriate trade experts: builder, plumber, electrician, damp, and timber expert.

**DRAFT DETAILS AWAITING VENDORS APPROVAL**

