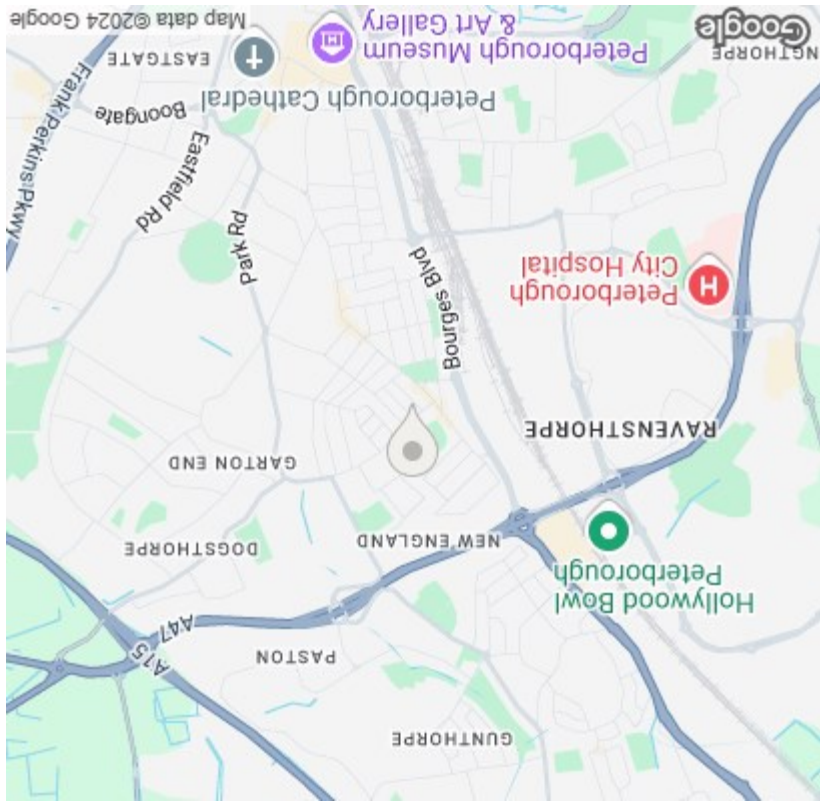


Disclaimers Important Notice in accordance with the Property Misdescriptions Act (1991) we have prepared these Sales Particulars as a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific 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. PLEASE NOTE: IF THE PROPERTY IS BEING PURCHASED AS BUY TO LET, YOU SHOULD CONSIDER WHETHER SELECTIVE LICENSING IS APPLICABLE. YOU MAY FIND THE FOLLOWING LINK USEFUL- <https://www.peterborough.gov.uk/residents/housing/selective-licensing/selective-licensing-areas/>

Energy Efficiency Rating	
Current	Assumed
82	82
Any energy efficient - lower rating costs A (92-100) B (81-91) C (69-80) D (54-68) E (39-53) F (21-38) G (1-20)	
The energy efficient - higher rating costs G (1-20) F (21-38) E (39-53) D (54-68) C (69-80) B (81-91) A (92-100)	

Energy Efficiency Graph



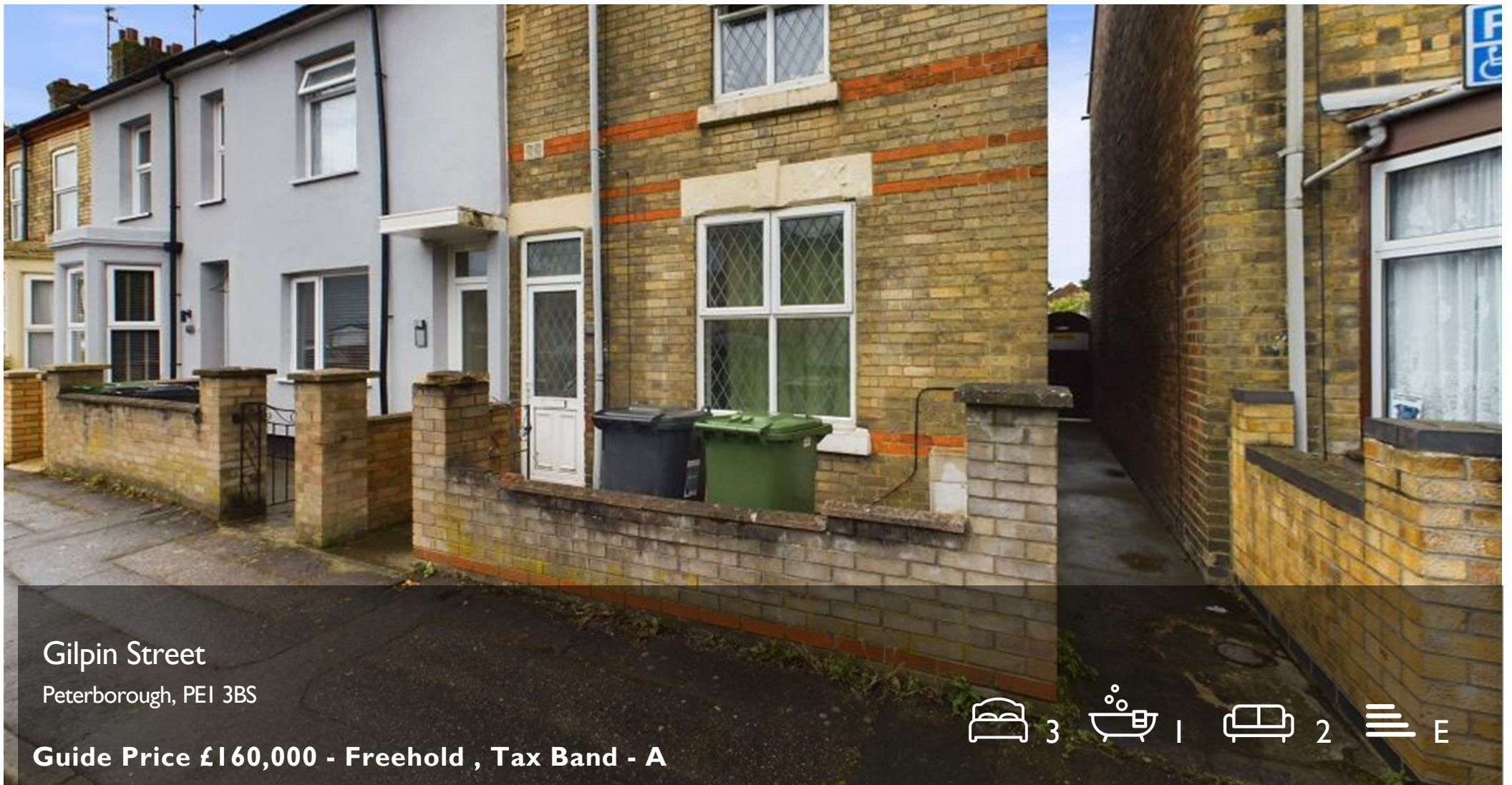
Area Map



Floor Plan

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.

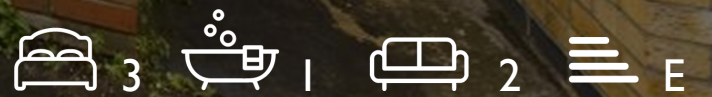
Viewing



Gilpin Street

Peterborough, PE1 3BS

Guide Price £160,000 - Freehold , Tax Band - A



Gilpin Street

Peterborough, PE1 3BS

****GUIDE PRICE £160,000 - £170,000****
Offered for sale with NO FORWARD CHAIN. A fantastic opportunity to acquire this ideal investment purchase, or first time buy, within a conveniently located residential area of Peterborough, within close proximity to the City Centre and all of the shops and amenities it has to offer. Whilst the property would benefit from some cosmetic updating throughout, it is currently let out on a rolling tenancy and achieving a rental income of £795 per calendar month.

Internally comprising to the ground floor, an entrance hallway, two reception rooms, kitchen, and bathroom with a shower over the bath. Stairs to the first floor consisting of three good sized bedrooms. Outside to the rear is a generous sized garden which is mainly laid to lawn. To the front there is a small courtyard area partially enclosed with dwarf brick wall. We would like to note that the central heating system has recently been updated, and the electrical consumer unit replaced to comply with up to date rental standards. Viewings highly advised.

Entrance Hall

15'9" x 2'10"

Living Room

11'9" x 11'4"

Dining Room

11'8" x 11'4"

Kitchen

9'5" x 7'10"

Bathroom

3'10" x 7'10"



Landing

11'7" x 5'9"

Master Bedroom

11'10" x 14'9"

Bedroom Two

11'8" x 8'3"

Bedroom Three

9'6" x 7'10"

EPC - E

45/82

Tenure - Freehold

IMPORTANT LEGAL INFORMATION

AWAITING CONFIRMATION