

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 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
A (92-100)	A (92-100)
B (81-91)	B (81-91)
C (69-80)	C (69-80)
D (55-68)	D (55-68)
E (39-54)	E (39-54)
F (21-38)	F (21-38)
G (1-20)	G (1-20)

EU Directive 2002/91/EC
The energy indicator - higher ratings mean lower costs

Energy Efficiency Graph

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.

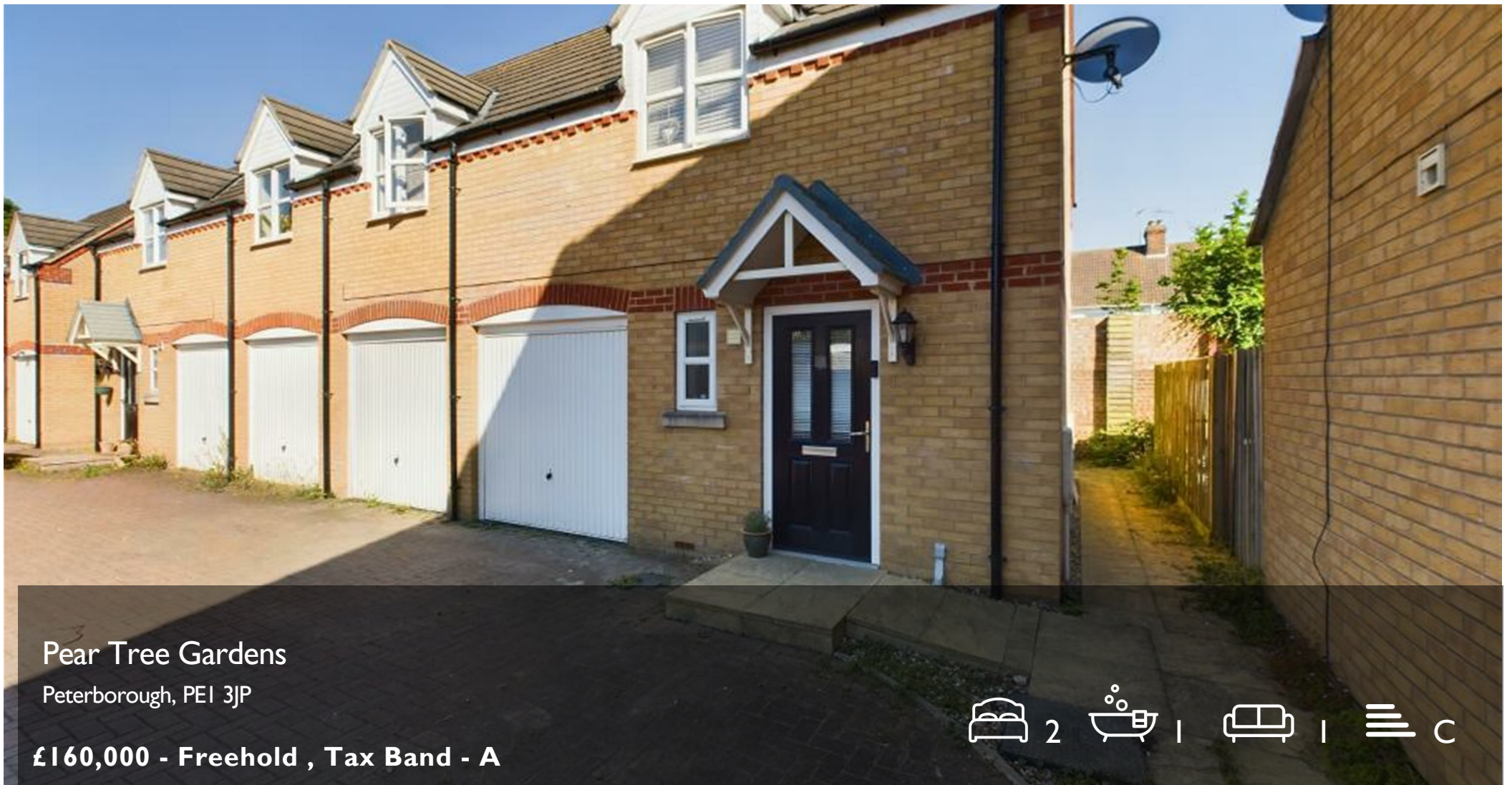
Viewing



Area Map

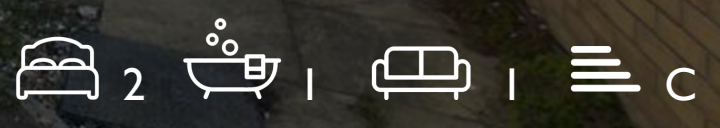


Floor Plan



Pear Tree Gardens
Peterborough, PE1 3JP

£160,000 - Freehold , Tax Band - A



Pear Tree Gardens

Peterborough, PE1 3JP

We are pleased to offer for sale, this fantastic ready made investment opportunity, let and managed through City and County and currently achieving a healthy rent of £950 per calendar month. Located just off Crown Street on a modern private development of just a few properties, whilst offering quick and easy access to the City Centre.

Step inside, and you are greeted by an entrance hallway with a downstairs cloakroom to your left, from here there is a modern kitchen/diner with integrated cooker and hob. To the first floor, there are two comfortable sized double bedrooms, a living room, and a three-piece family bathroom with shower over the bath. This property also boasts a double garage, which is especially rare for a coach house, as well as a rear courtyard garden, providing a fantastic space to sit and relax in privacy. We would like to note that the coach house is in excellent condition and is extremely well looked after by its current tenants. Viewings highly advised.

Entrance Hall

6'1" x 5'1"

WC

3'2" x 5'0"

Kitchen/Diner

9'10" x 12'4"

Landing

13'0" x 2'11"

Living Room

12'10" x 7'7"

Master Bedroom

11'1" x 17'11"



Bedroom Two
12'0" x 6'10"

Bathroom
6'3" x 6'1"

Garage
8'5" x 18'3"

Garage
8'5" x 18'4"

EPC - C
80/80

Tenure - Freehold

**IMPORTANT LEGAL
INFORMATION**
AWAITING CONFIRMATION

**DRAFT DETAILS AWAITING
VENDOR APPROVAL**