

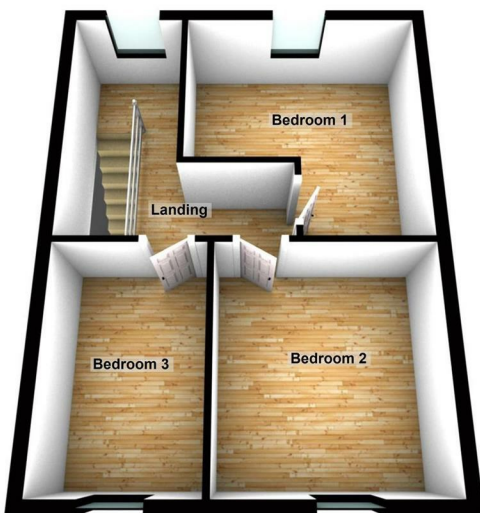
Ground Floor



First Floor



Second Floor



ENTRANCE PORCH

HALLWAY

LIVING ROOM

KITCHEN

BATHROOM

LANDING

BEDROOM 1

BEDROOM 2

BEDROOM 3



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These particulars do not constitute part or all of an offer of contract. The measurements are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to re-check measurements before committing to any expense. Woodcock Holmes have not tested any apparatus, equipment, services, fixtures or fittings and it is in the buyer's interest to check the working condition of appliances. Floorplans are for illustration purposes only and are not to scale. Woodcock Holmes has sought not to verify the legal title of the property. Buyers not obtain such verification from their solicitors.

60b Eastfield Road
Peterborough, PE1 4AR
£135,000



60b Eastfield Road Peterborough PE1 4AR

Fantastic Investment opportunity or First Time Buy! In the heart of Peterborough, walking distance to Peterborough City Centre and easy access to local travel links including the Train Station - this apartment is available with No Forward Chain and a must view!

- NO FORWARD CHAIN
- THREE BEDROOMS
- SPACIOUS ACCOMODATION
- CITY CENTRE LOCATION
- GAS CENTRAL HEATING
- FANTASTIC INVESTMENT OPPORTUNITY
- GROUND FLOOR APARMTMENT IS ALSO FOR SALE
- 50% OF FREEHOLD AVAILABLE WITH PURCHASE

Viewings: By appointment
£135,000

PROPERTY FEATURES

An Exceptional Investment Opportunity or Perfect First-Time Buy!

Nestled in the heart of Peterborough, within walking distance to Peterborough City Centre and conveniently close to local travel links, including the Train Station, location is ideal and viewings are a must!

As you step through the front door from Eastfield Road, a communal area welcomes you, featuring a secure door leading to your stairs and hallway space on the first floor. The hallway opens up to a bright living room with laminate flooring, a well-fitted kitchen area with space for a dining set, a three-piece family bathroom, and stairs ascending to the top floor. The top floor reveals three bedrooms, all accessible from the landing space.

Benefiting from gas central heating, uPVC double glazing, an affordable (A) council tax band, easy access to amenities, public transport, and travel links, this property ensures a comfortable and convenient lifestyle.

For those seeking more than one property, the ground floor apartment is also available for purchase. If this piques your interest, reach out to our sales team at 01733 303111 for additional information.

Noteworthy details include a remaining lease length of 104 years. Upon purchase, 50% of the Freehold becomes available, and any maintenance costs to the property will be shared between the two apartments.

All available with No Forward Chain! Don't miss out on this fantastic opportunity – schedule your viewing today!

Call 01733 303111 to arrange a visit.

ROOM MEASUREMENTS

COMMUNAL ENTRANCE

HALLWAY 13'5" x 6'9" (4.09m x 2.06m)

LIVING ROOM 11'7" x 17'5" (3.53m x 5.31m)

KITCHEN 12'1" x 11'5" (3.68m x 3.48m)

BATHROOM 8'11" x 6'7" (2.72m x 2.01m)

LANDING

BEDROOM 1 8'11" x 11'4" (2.72m x 3.45m)

BEDROOM 2 12" X 10'9" (3.66m x 3.28m)

BEDROOM 3 11'6" x 7'3" (3.51m x 2.21m)

TENURE & TAX BAND

Leasehold. Tax band A.

SERVICES

Mains water, gas, electricity and drainage are all connected. None of these services or appliances have been tested by the agents.

FIXTURES & FITTINGS

Every effort has been made to omit any fixtures belonging to the Vendor in the description of the property and the property is sold subject to the Vendor's right to the removal of, or payment for, as the case may be, any such fittings etc whether mentioned in these particulars or not.

INVESTMENT INFORMATION

If you are considering this property BUY TO LET purposes, please call our Property Management team on 01733 303111. They will provide free expert advice on all aspects of the lettings market including potential rental yields for this property.

Energy Efficiency Rating

| | Current | Potential |
|---|-----------|-----------|
| Very energy efficient - lower running costs | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | 61 | 76 |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |

England & Wales EU Directive 2002/91/EC

Environmental Impact (CO₂) Rating

| | Current | Potential |
|---|---------|-----------|
| Very environmentally friendly - lower CO ₂ emissions | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not environmentally friendly - higher CO ₂ emissions | | |

England & Wales EU Directive 2002/91/EC