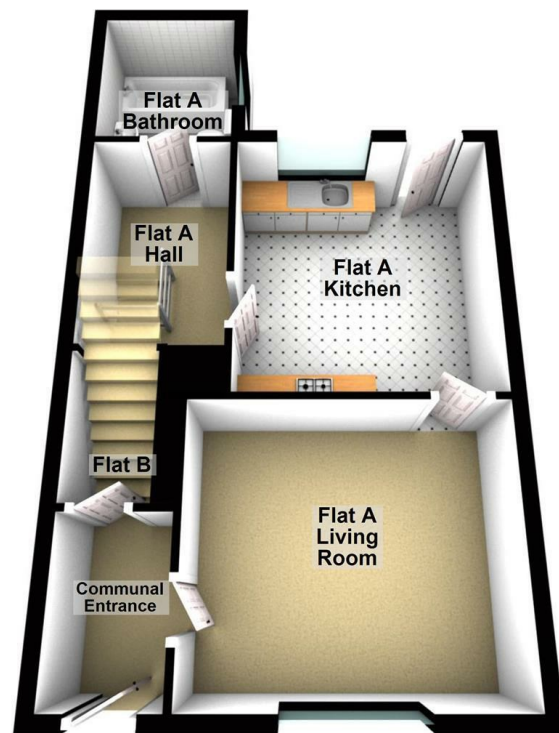
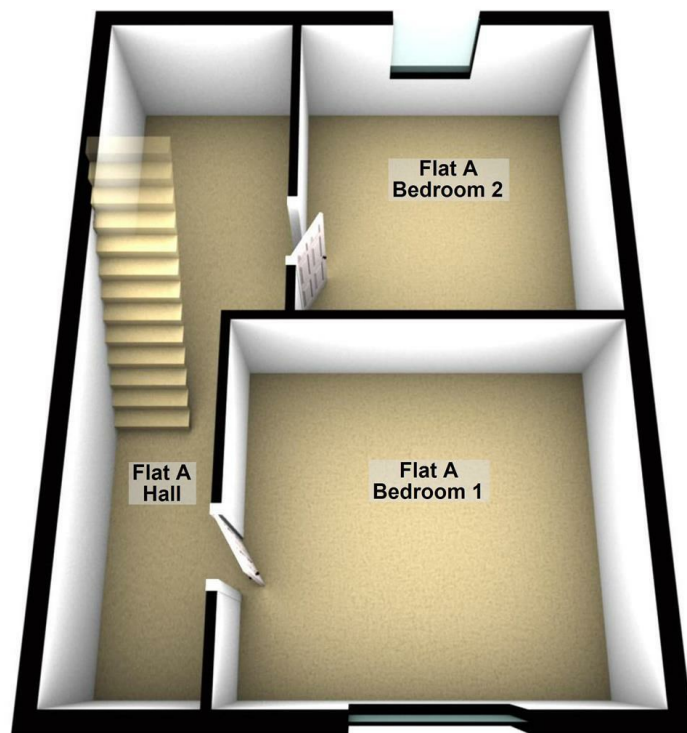


Ground Floor



Sub-basement



COMMUNAL AREA

LIVING ROOM

KITCHEN/DINER

INNER HALLWAY

BATHROOM

BEDROOM 1

BEDROOM 2

GARDEN



woodcockholmes.co.uk



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Hampton, Peterborough PE7 8GX
01733 303111
info@woodcockholmes.co.uk



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.

60a Eastfield Road
Peterborough, PE1 4AR
£125,000



**60a 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!

- CITY CENTRE LOCATION
- NO FORWARD CHAIN
- GREAT INVESTMENT BUY
- PRIVATE GARDEN
- TWO BEDROOMS
- GAS CENTRAL HEATING
- EASY ACCESS TO LOCAL TRAVEL LINKS AND TRAIN STATION
- CALL 01733 303111 TO VIEW

Viewings: By appointment
£125,000

PROPERTY FEATURES

ATTENTION FIRST TIME BUYERS AND INVESTORS.

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, access from the communal area leads you into your spacious living room area, off the living room is a kitchen/dining area with fitted kitchen space and door to the rear garden. The rear garden is enclosed, private and mainly laid to lawn and patio space. Off the inner hallway to the property is a three-piece family bathroom and stairs leading down to the base floor. This floor benefits from a hall area with two bedroom spaces coming off.

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 top 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 AREA

LIVING ROOM 13'1" x 14" (3.99m x 4.27m)

KITCHEN 11'11" x 10'11" (3.63m x 3.33m)

INNER HALL 11'8" x 5'5" (3.56m x 1.65m)

BATHROOM 6'10" x 6'8" (2.08m x 2.03m)

BEDROOM 1 12'1" x 13'2" (3.68m x 4.01m)

BEDROOM 2 10'11" x 10'1" (3.33m x 3.07m)

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		81
(69-80) C	67	
(55-68) D		
(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