Ground Floor



First Floor



LIVING ROOM

KITCHEN

FIRST FLOOR LANDING

BEDROOM

BATHROOM

Woodcock Holmes 20a Tesla Court, Innovation Way, Peterborough PE2 6FL

01733 303111 info@woodcockholmes.co.uk rightmove△ find your happy







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 logal title of the property. Buyers not obtain such verification from their solicitors.



woodcockholmes.co.uk



Birchwood Peterborough, PE2 5UQ £125,000



Birchwood Peterborough PE2 5UQ

Available to investors only, this property is sold with a sitting tenant paying £750 pcm. It offers one bedroom, open-plan living and kitchen area, three-piece bathroom, uPVC double glazing, electric heating, off-road parking, and a private garden. Conveniently located near bus routes, transport links, and local amenities, this Council Tax Band A

- AVAILABLE TO INVESTORS ONLYS
- SITTING TENANT PAYING £750 PCM
- FREEHOLD HOUSE
- OFF ROAD PARKING
- PRIVATE GARDEN
- UPVC DOUBLE GLAZED
- COUNCIL TAX BAND A
- CALL OUR OFFICE TO VIEW

OPEN PLAN LIVING AND KITCHEN

15'3" x 12'7"

UPVC door to front, uPVC double glazed window to front x2 and to side x2, laminate flooring, electric heater, spiral staircase to first floor, fitted kitchen with a matching range of base and eye level units, fitted sink drainer, fitted oven, fitted four ring hob, extractor fitted above, space for appliances.

FIRST FLOOR LANDING

Access to:

BATHROOM

5'2" x 5'1"

Obscure uPVC double glazed window to side, fitted three-piece suite with bath, wash hand basin and WC.

BEDROOM

7'10" x 12'7"

UPVC double glazed window to front and side, fitted carpet, electric heater, airing cupboard.

OUTSIDE

Off road parking to front and additional parking to the side of the property. Private garden with gated side access, mainly laid to lawn.



TENURE

Freehold.

MARKETING INFORMATION

Every effort has been made to ensure that these details are accurate and not misleading please note that they are for guidance only and give a general outline and do not constitute any part of an offer or contract.

All descriptions, dimensions, warranties, reference to condition or presentation or indeed permissions for usage and occupation should be checked and verified by yourself or any appointed third party, advisor or conveyancer.

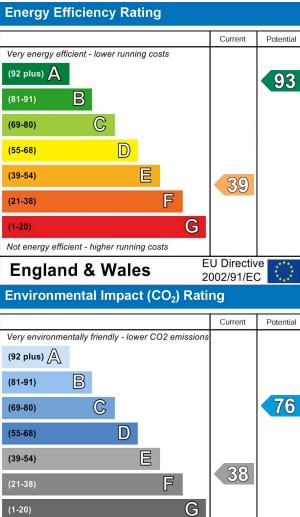
None of the appliances, services or equipment described or shown have been tested.

SERVICES

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

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.



Not environmentally friendly - higher CO2 emission

2002/91/EC

England & Wales

Viewings: By appointment £125,000