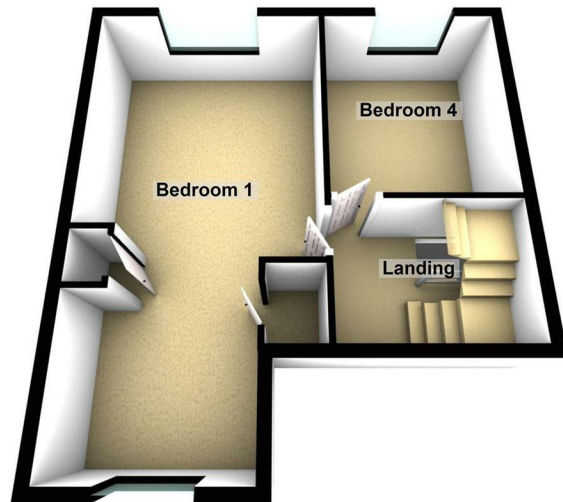
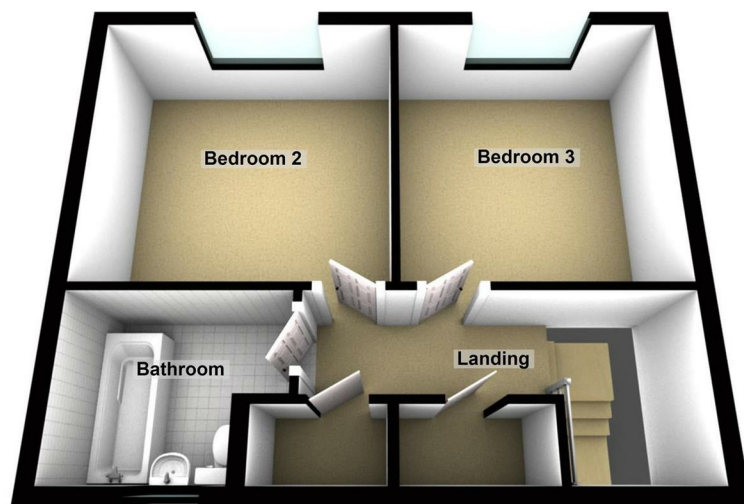


Ground Floor



First Floor



Second Floor

ENTRANCE HALL

CLOAKROOM

LIVING ROOM

DINING AREA

KITCHEN

FIRST FLOOR LANDING

BEDROOM 1

BEDROOM 2

SECOND FLOOR LANDING

BEDROOM 3

BEDROOM 4

BATHROOM

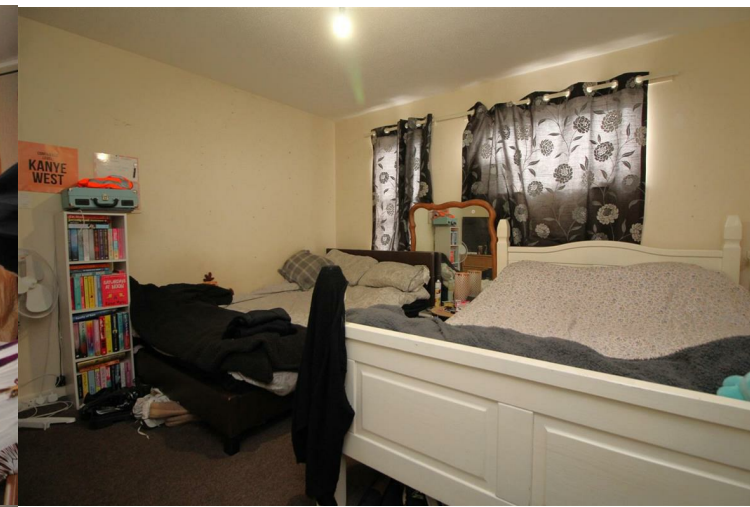


Woodcock Holmes
 First Floor Offices, 4 Office Village
 Hampton, Peterborough PE7 8GX
 01733 303111
 info@woodcockholmes.co.uk



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.

84 Paynels
 Peterborough, PE2 5QW
 £195,000



84 Paynels Peterborough PE2 5QW

Available with No Forward Chain, this spacious mid terrace townhouse offers fantastic living space and is a fantastic long term investment purchase with plenty of potential!

- SITTING TENANT PAYING £995 PCM
- FANTASTIC INVESTMENT PURCHASE - INVESTOR ONLY BUY
- THREE STOREY ACCOMODATION
- FOUR DOUBLE BEDROOMS
- OPEN PLAN LIVING SPACE
- PRIVATE GARDEN AREA
- OVERLOOKING GREEN SPACE
- WALKING DISTANCE TO AMENITIES AND PUBLIC TRANSPORT
- EPC RATING C
- GAS CENTRAL HEATING AND DOUBLE GLAZED

Viewings: By appointment
£195,000

THE PROPERTY

Available with No Forward Chain, this spacious mid terrace townhouse offers fantastic living space and is a fantastic long term investment purchase with plenty of potential! Entering the property via the hallway you'll find stairs leading up the the first floor, a convenient two-piece cloakroom and the open plan living/dining area stretching across the back of the property with patio doors leading into your private garden. Off the dining area is a fitted kitchen to the front of the property with ample storage and worktop space. The rear garden off the living area is enclosed and easy maintenance. Moving upstairs onto the first floor, you'll find bedroom 4 which can accommodate a double bed, the main bedroom situated on this floor has dual aspect windows and measures over 21" in length. Onto the top floor of the property, there are a further two double bedrooms and the three-piece family bathroom. There is also storage space and an airing cupboard off the landing area. The property benefits from gas central heating, double glazing, EPC rating C and communal parking surrounding the property. The property is tucked away and overlooks green space to the front, with amenities and public transport routes within walking distance. Call our sales team for more information or to arrange a viewing.

ENTRANCE HALL

UPVC door to front, stairs to the first floor with window to front, storage space under the stairs, access to:

CLOAKROOM

Window to front, two piece suite.

LIVING ROOM

11'5" x 12'4"
Laminate flooring, window to rear, radiator, leading into the dining area.

DINING ROOM

11'5" x 10'3"
Patio doors to rear, open to kitchen space at the front:

KITCHEN

13" x 9'4"
Window to front, fitted with a matching range of base and eye level units, fitted worktops, fitted sink drainer, space for appliances.

FIRST FLOOR LANDING

Fitted carpet, stairs to the second floor, access to:

BEDROOM 1

21'8" x 12'7"
Window to front and rear, radiator, fitted carpet, x2 storage cupboards.

BEDROOM 4

11'5" x 9'9"
Window to rear, fitted carpet, radiator.

SECOND FLOOR LANDING

Fitted carpet, storage cupboard and airing cupboard, access to:

BEDROOM 2

11'7" x 11'9"
Window to rear, fitted carpet, radiator.

BEDROOM 3

11'6" x 10'7"
Window to rear, fitted carpet, radiator.

BATHROOM

6'11" x 6'2"
Window to front, three piece suite with low level WC, wash hand basin, bath.

OUTSIDE

The rear garden off the living area is enclosed and easy maintenance.

TENURE

Freehold.

SERVICES

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

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.

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 | 73 | 83 |
| (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