



**Saxon Road, Peterborough PE1 5JT**



william  
h brown

**welcome to**

## **Saxon Road, Peterborough**

NO FORWARD CHAIN! In central Peterborough Eastfield, this property is current set up as a long term let but can be sold with vacant position for a private sale. The Property is currently fully compliant for a let & would be perfect for a landlord searching for their first house.



**Hallway**

**Cloakroom**

**Living Room**

14' 8" x 12' 2" ( 4.47m x 3.71m )

**Kitchen /Diner**

9' 6" x 13' 6" ( 2.90m x 4.11m )

**First Floor Landing**

**Bedroom One**

12' 4" x 11' 2" ( 3.76m x 3.40m )

**Bedroom Two**

9' 4" x 11' 4" ( 2.84m x 3.45m )

**Bedroom Three**

6' 8" x 8' 4" ( 2.03m x 2.54m )

**Family Bathroom**

NO ONWARD CHAIN! Pleased to offer these THREE BEDROOM SEMI DETACHED property in Eastfield Peterborough. Currently with a long-term sitting tenant with strong rental returns, the sale is appropriate for both Investment or, Private sale with vacant possession. The property boasts from HALLWAY, LIVING ROOM, KITCHEN DINER and CLOAKROOM. To the first floor are THREE GOOD SIZE BEDROOMS and FAMILY BATHROOM with electric shower over the bath. The ENCLOSED REAR GARDEN is laid to Patio and Lawn and to the front, a Courtyard Garden and on Road Parking. Being close to Schools, Shops and local amenities and easy access to Peterborough City.



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welcome to

## Saxon Road, Peterborough

- 3-bedroom semi-detached home
- Close to local schools and shops
- Quick access to Peterborough City
- Fully compliant for let
- Can be sold with tenant in situ or vacant possession

Tenure: Freehold EPC Rating: C

Council Tax Band: A

guide price

**£180,000**



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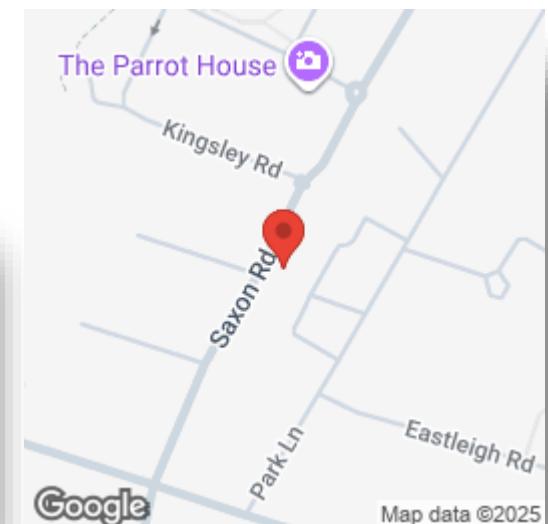


Property Ref:

PCG122263 - 0006

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



Please note the marker reflects the postcode not the actual property



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