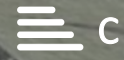




32 Boleyn Avenue

PE2 9RA

Offers in the region of £355,000



## 32 Boleyn Avenue

PE2 9RA

Well maintained House of Multiple Occupancy (HMO) on Boleyn Avenue, a popular part of Sugar Way.

This property comprises of;

Ground Floor- entrance hall with door to the garage, w/c and understairs cupboard. Kitchen/Diner with double doors to the garden.

First Floor- landing, two rental rooms, lounge with double doors to the balcony, study and bathroom.

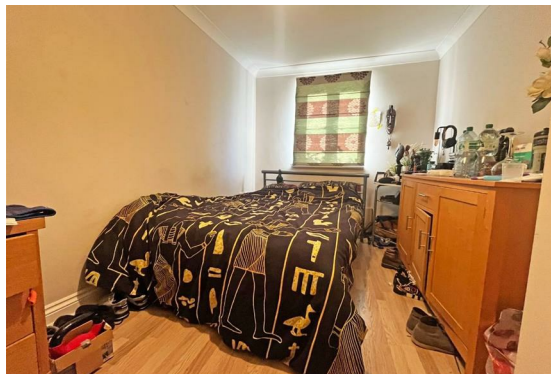
Second Floor- landing with airing cupboard, three rental rooms, one with an en suite, further bathroom.

Third Floor- one rental room with en suite.

Outside- driveway to the front, enclosed rear garden mainly laid to lawn with established plants.

This property is within easy reach of local amenities and major transport links. The total income for this property is in the region of £38,500 per annum.

Tenure: Freehold  
Council Tax Band: E





Ground Floor  
Entrance Hall  
Garage  
Kitchen/Diner  
18'5" max x 15'8" max (5.62m max x 4.79m max)  
W/C



First Floor  
Landing  
Lounge  
18'6" max x 9'1" max (5.66m max x 2.77m max)  
Room Six  
18'4" max x 8'3" max (5.60m max x 2.52m max )  
Rents For £440 PCM



Room Three  
9'6" x 9'1" (2.91m x 2.78m)  
Rents For £550 PCM & Includes The Study  
Study  
7'6" x 5'10" (2.30m x 1.79m)  
This Room Cant Be Rented

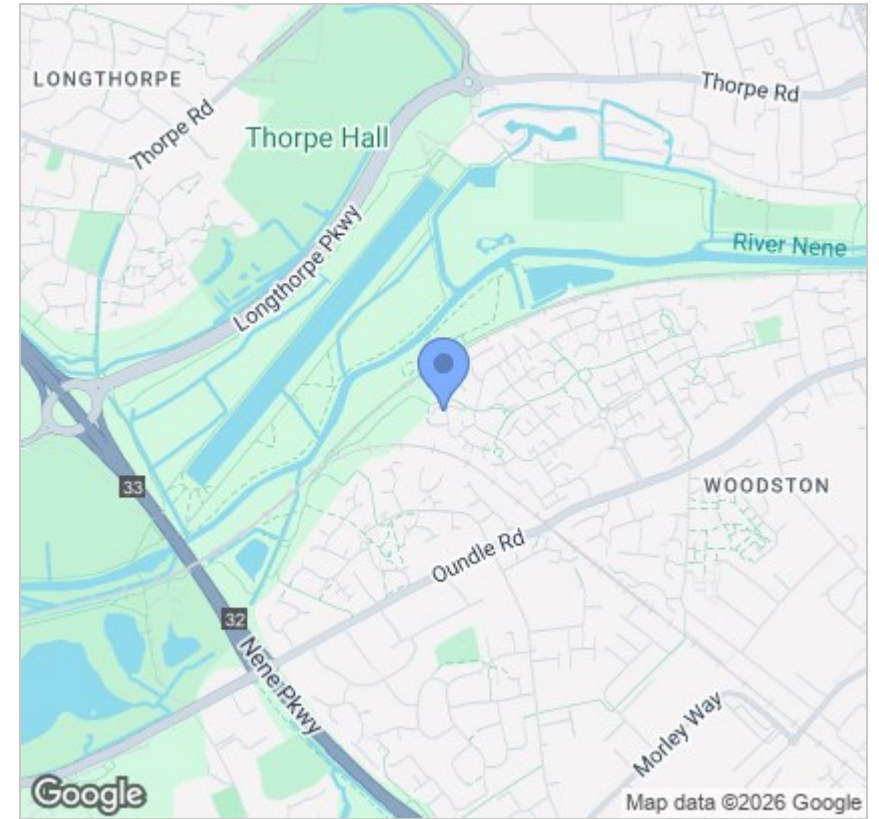


Bathroom  
Second Floor  
Landing  
Room One  
11'7" x 9'8" (3.55m x 2.96m)  
Rents For £550 PCM  
En Suite  
Room Two  
13'10" x 7'10" (4.22m x 2.40m)  
Rents For £485 PCM  
Room Four  
13'1" max x 7'4" max (3.99m max x 2.24m max)  
Rents For £475 PCM  
Bathroom  
Third Floor  
Room Five  
23'10" max x 12'4" max (7.27m max x 3.78m max)  
Rents For £625 PCM  
En Suite Shower Room

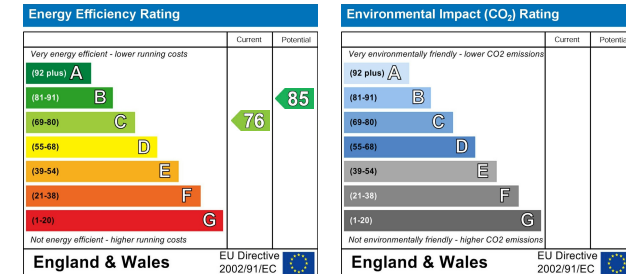
## Floor Plan



## Area Map



## Energy Efficiency Graph



## Viewing

Please contact our Orton Office on 01733 852257 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.



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