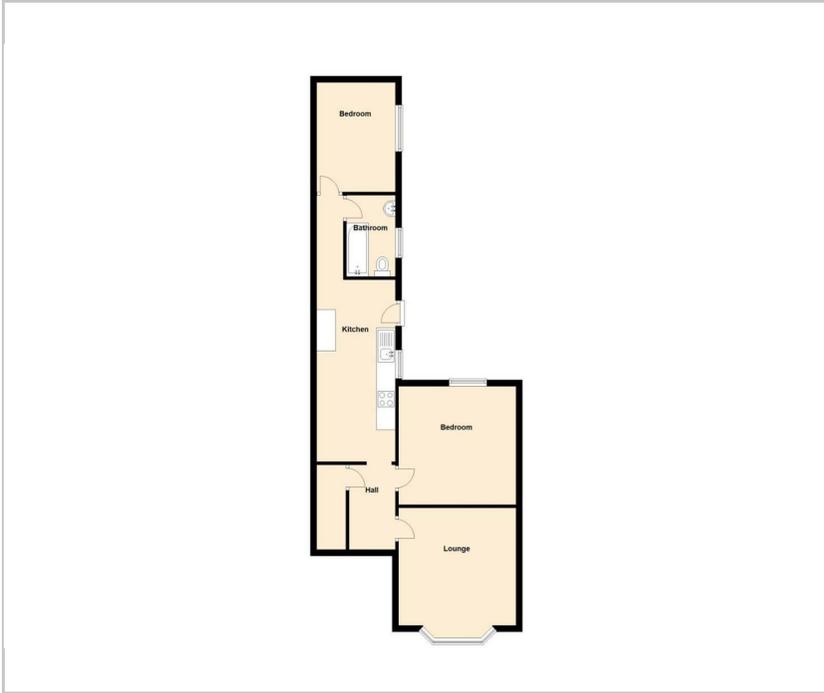




25a Cavendish Street, Eastfield PE1 5EQ  
£140,000

## Floor Plan



## Accommodation

Offering no upward chain with vacant possession is this ground floor flat, situated on Cavendish Street, Peterborough. An ideal first time buy or as an investment opportunity the property is ideally located within walking distance of local amenities and the city centre, and in brief the property comprises. On entering the property, lead into a decent size, re-fitted kitchen/diner room fitted with wall and floor level units with worktop surfaces, benefitting also, from a built in oven with fitted hob with extractor hood over, space is also available for a washing machine and fridge/freezer, double glazed window to the side, from here, door leads to an inner hallway, from the kitchen, access leads to the second bedroom and a three piece bathroom with panelled bath with mixer tap, overhead shower with shower screen, wash hand basin and WC, furthermore there is a double glazed window to the side and an extractor fan. The inner hallway provides access to the living room with bay fronted double glazed window, and the main bedroom with window to the rear. Outside, enclosed courtyard garden, with parking space available.

Tenure: Leasehold 999 years  
 Ground Rent: Awaiting Information (Peppercorn Rent)  
 Service Charge: Awaiting Information  
 Council Tax Band: A

### Ground Floor

Kitchen/Diner: 8'1" x 18'8" (2.48m x 5.71m)

Lounge: 12'1" x 12'2" (3.70m x 3.71m)

Bedroom One 12'1" x 12'2" (3.70m x 3.72m)

Bedroom Two: 11'2" x 8'2" (3.41m x 2.51m)

Bathroom



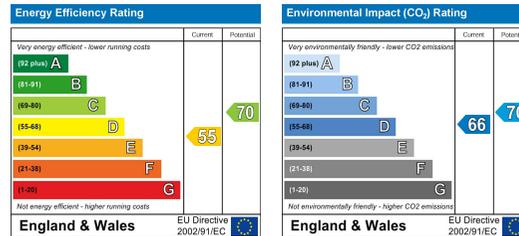
## Area Map



## Viewing

Please contact our Peterborough Office on 01733 834727 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



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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