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# 70 Sheepwalk
# Peterborough PE4 7BJ

## Asking price £170,000

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THREE BEDROOM TERRACED HOME – NO FORWARD CHAIN – £170,000

Offered to the market with NO FORWARD CHAIN, this three-bedroom terraced property presents an excellent opportunity for first-time buyers, families and investors alike, with an asking price of £170,000.







The property offers well-proportioned accommodation arranged over two floors, including three bedrooms, a spacious lounge, kitchen/diner, ground floor study and useful additional W/C facilities.

Upon entering, the ground floor comprises an entrance hall, convenient cloakroom/WC, lounge, kitchen/diner and a separate study, providing flexible space for those working from home or requiring an additional reception area.

To the first floor, there are two double bedrooms, a further single bedroom, a separate W/C and a family bathroom.

Externally, the property benefits from an enclosed rear garden, providing a private outdoor space, whilst communal parking is available to the front.

Further benefits include uPVC double glazing throughout and gas central heating.

AN EXCELLENT INVESTMENT OPPORTUNITY

In our valuers' opinion, this property would make an ideal buy-to-let investment, with an estimated rental potential of approximately £950 PCM, equating to a potential gross annual rental income of £11,400.

With a Council Tax Band A and an EPC rating of C, the property also benefits from energy efficiency and a low council tax band, helping to keep ongoing household costs reasonable.

EARLY VIEWING IS HIGHLY RECOMMENDED!

Whether you are looking to take your first step onto the property ladder or seeking your next investment opportunity, this property is certainly worth a closer look. Contact our office today to arrange your viewing.

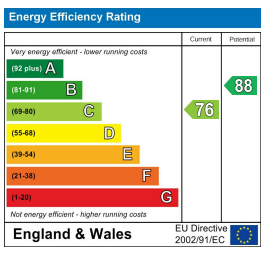
## Area Map

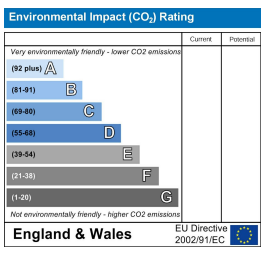



## Floor Plans




## Energy Efficiency Graph




Purchasers should not rely on any written, photographic or floorplan information contained in these details, as they do not form any part of a contract