



52 Charles Street, Peterborough
£120,000

 **NEWTON FALLOWELL**

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Peterborough

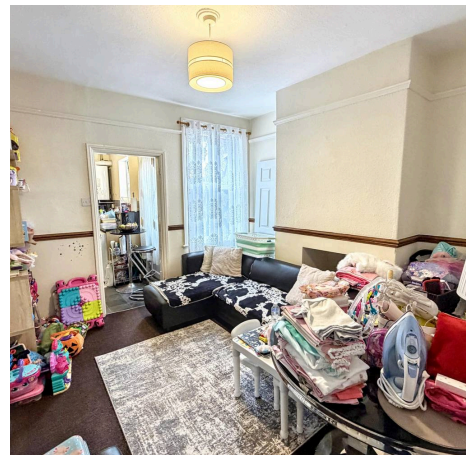
This THREE BEDROOM rental home is being sold with TENANTS IN-SITU and NO ONWARD CHAIN, with the property achieving a approximate GROSS ANNUAL INCOME OF £8,040 with an approximate 7.2% RENTAL YEILD AVAILBALE. The accommodation comprises of a lounge, open dining and kitchen which grants access to the downstairs family bathroom, whilst upstairs there is three bedrooms, with the third bedroom branching off of the second. Outside the property hosts a west facing rear garden with lawn space and communal bin access.

Council Tax band: A

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D





Lounge

11' 1" x 12' 2" (3.38m x 3.70m)

Dining room

10' 10" x 11' 10" (3.31m x 3.61m)

Kitchen

6' 5" x 10' 10" (1.95m x 3.30m)

Family Bathroom

6' 5" x 4' 5" (1.96m x 1.35m)

Bedroom 1

11' 3" x 12' 3" (3.43m x 3.74m)

Bedroom 2

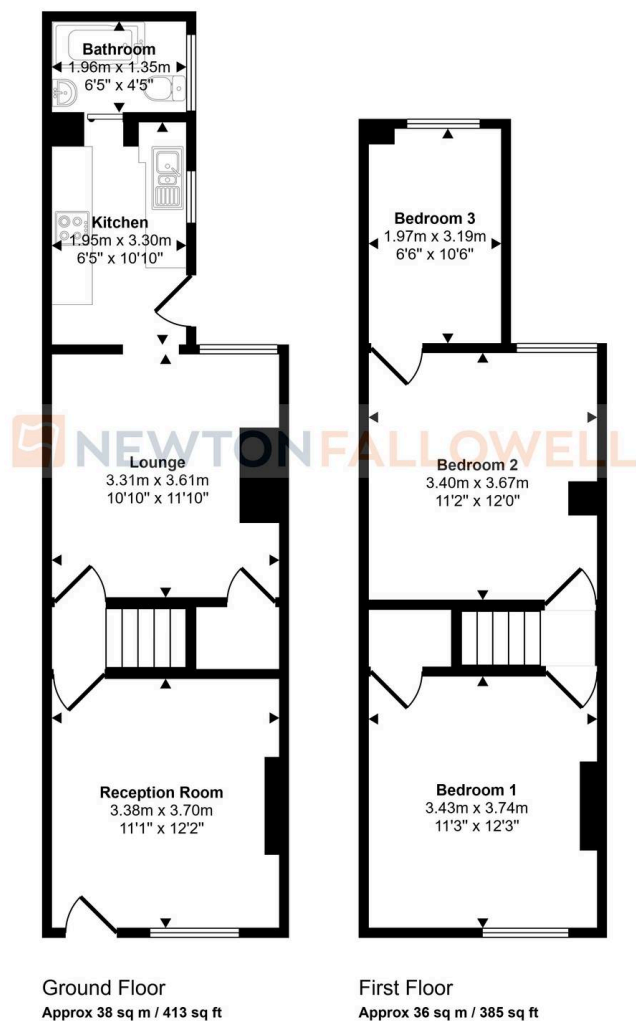
11' 2" x 12' 0" (3.40m x 3.67m)

Bedroom 3

6' 6" x 10' 6" (1.97m x 3.19m)



Approx Gross Internal Area
74 sq m / 798 sq ft



This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Newton Fallowell - Peterborough

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