



**Crown Street, Peterborough PE1 3HX**



## welcome to

### Crown Street, Peterborough

- Three-bedroom property
- Currently generating approx. £1,100 PCM
- Ideal investment opportunity
- Spacious accommodation throughout
- Potential to improve or add value

Tenure: Freehold EPC Rating: D

Council Tax Band: A

# £170,000

The property offers spacious accommodation throughout, including a generous living area and well-proportioned bedrooms, making it ideally suited for family living or continued rental use. Currently generating an approximate income of £1,100 PCM, it provides an attractive option for those seeking an immediate return on investment.

With scope to enhance or personalise, the property also appeals to buyers looking to create a home to their own taste while benefiting from a highly convenient location.

Positioned within easy reach of the city centre, train station, and a range of local amenities, the property continues to attract strong demand from both tenants and owner-occupiers alike.

**view this property online** [williamhbrown.co.uk/Property/PCG123627](http://williamhbrown.co.uk/Property/PCG123627)



**Property Ref:**

PCG123627 - 0002

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.



william h brown



**01733 311022**



[Peterborough@williamhbrown.co.uk](mailto:Peterborough@williamhbrown.co.uk)



6-9 Fortune Buildings Cowgate,  
PETERBOROUGH, Cambridgeshire, PE1 1LR



**[williamhbrown.co.uk](http://williamhbrown.co.uk)**