



Sunnymead, Peterborough
£180,000 **Freehold**

QUENTIN
MARKS



Key Features



- Modern Terraced House
- Popular Location
- Ideal First Time Buy
- Ideal Buy To Let Investment
- 2 Bedrooms

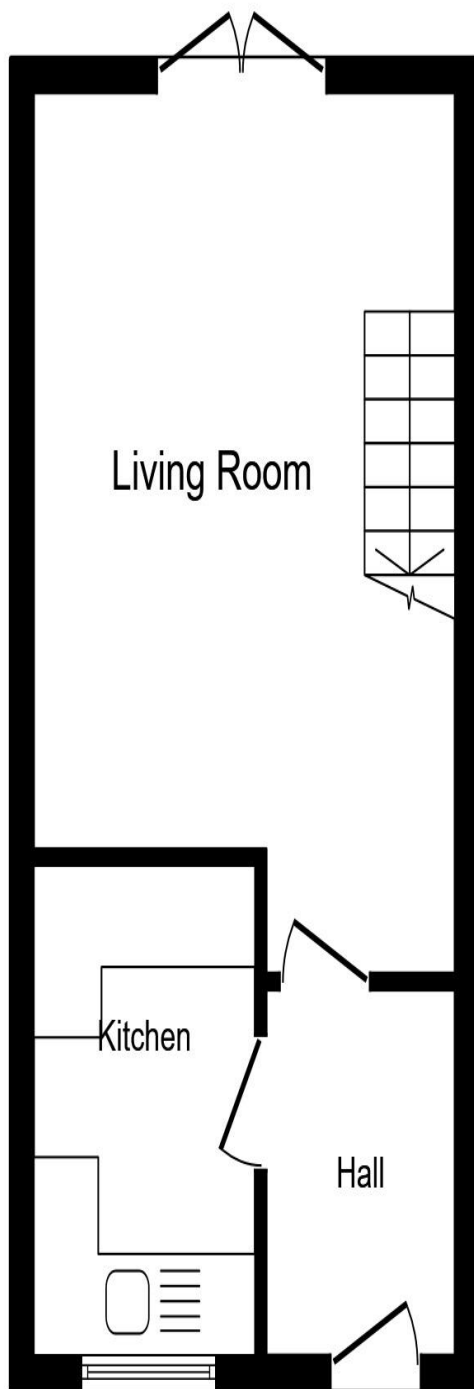
Situated in Werrington, one of the most sought after residential areas of Peterborough, this modern terraced home presents an excellent opportunity for first-time buyers and buy-to-let investors alike.

The property is entered via the front door into a welcoming hallway. The kitchen is positioned at the front of the house, while the hallway leads through to a well-proportioned lounge at the rear. The lounge offers ample living space and benefits from doors opening directly onto the rear garden, creating a light and airy feel.

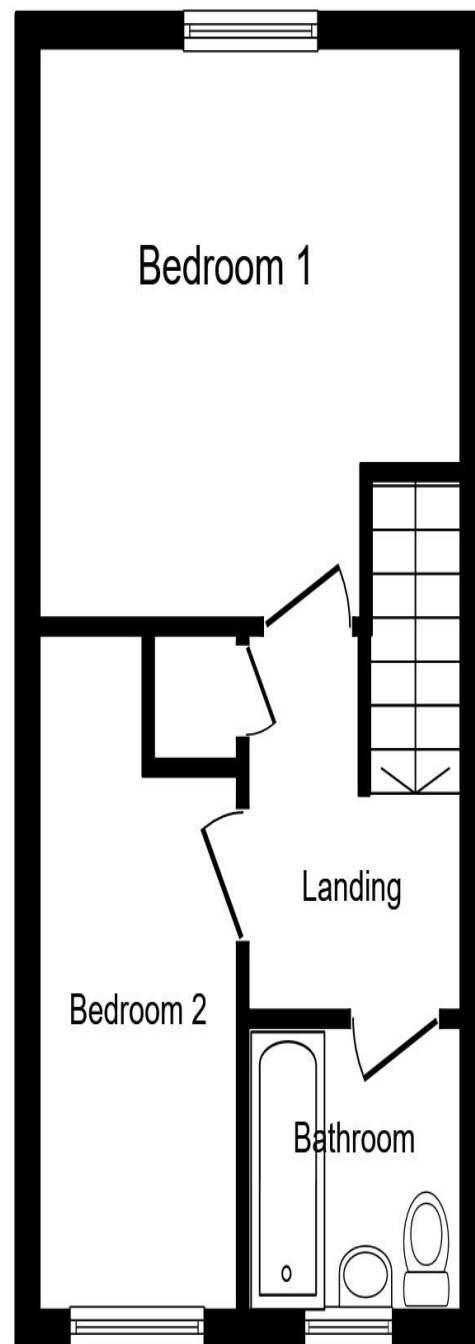
Upstairs, the principal bedroom is located at the rear of the property and is a generous double room. To the front is a good-sized single bedroom. The family bathroom is fitted with a modern three-piece suite, complete with a shower over the bath.

Further benefits include double glazing and gas-fired central heating throughout.





Ground Floor



First Floor

Externally, the property features a small front garden and a fully enclosed rear garden with patio and lawn areas. Gated rear access leads to a pathway and driveway providing off-road parking for two vehicles.

The property is currently tenanted on a periodic tenancy, offering flexibility to prospective purchasers. An investor may acquire the property with the benefit of the existing tenant paying £825 per calendar month. Alternatively, should vacant possession be required, notice can be served accordingly.

Kitchen - 2.9m x 1.85m

Lounge - 4.31m x 3.81m

Bedroom 1 - 3.96m x 2.92m

Bedroom 2 - 3.86m x 2.41m

Agents Note

Please note that the AML fee covers the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

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INFORMATION



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