



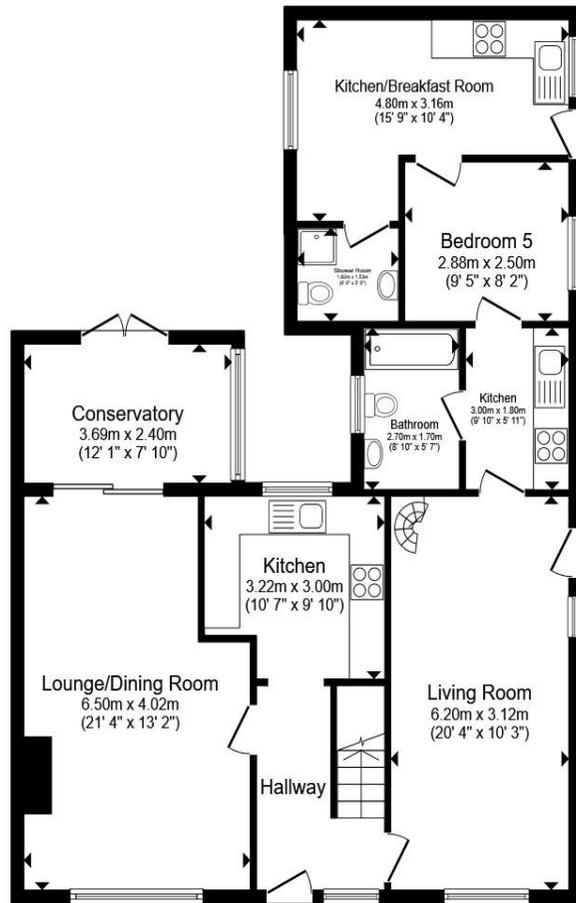
Landsdowne Road, Yaxley Peterborough PE7 3JL

welcome to

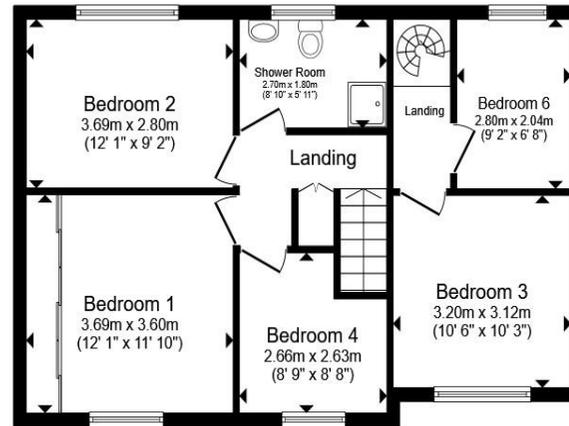
Landsdowne Road, Yaxley Peterborough

A unique opportunity to purchase this ideal investment property of three units for sale under one freehold title. With six bedrooms in total, spread over three independently accessed living areas & set in a pleasant residential residential area, this property must be viewed to fully appreciate,





Ground Floor



First Floor

Total floor area 152.8 m² (1,645 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io



Unit 1

Entrance Hall

Lounge Diner

21' 4" x 12' 10" max (6.50m x 3.91m max)

Kitchen

10' 11" x 9' 3" (3.33m x 2.82m)

First Floor Landing

Bedroom 1

11' 7" x 12' 2" inc wardrobe (3.53m x 3.71m inc wardrobe)

Bedroom 2

11' 8" x 9' (3.56m x 2.74m)

Bedroom 3

8' 8" max x 9' 1" (2.64m max x 2.77m)

Bathroom

Unit 2

Lounge Area

20' 1" x 9' 9" (6.12m x 2.97m)

Kitchen Area

9' 6" x 6' 1" (2.90m x 1.85m)

Bedroom 1

10' 5" x 9' 8" (3.17m x 2.95m)

Bedroom 2

9' 7" x 6' 3" (2.92m x 1.91m)

welcome to

Landsdowne Road, Yaxley Peterborough

- Three units for sale on one freehold title
- six bedrooms in total
- approximate estimated annual gross yield of at least £30,000
- popular residential area
- offered for sale with no onward chain

Tenure: Freehold EPC Rating: B

Council Tax Band: B

offers in excess of

£325,000



Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/YXZ109314



Property Ref:
YXZ109314 - 0007

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 242433



Yaxley@williamhbrown.co.uk



Unit 9 Landsdowne Road, Yaxley,
PETERBOROUGH, Cambridgeshire, PE7 3JL



williamhbrown.co.uk