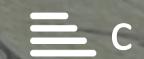




32 Boleyn Avenue

PE2 9RA

Offers in the region of £355,000



32 Boleyn Avenue

PE2 9RA

Well maintained House of Multiple Occupancy (HMO) on Boleyn Avenue, a popular part of Sugar Way.

This property comprises of:

Ground Floor- entrance hall with door to the garage, w/c and understairs cupboard. Kitchen/Diner with double doors to the garden.

First Floor- landing, two rental rooms, lounge with double doors to the balcony, study and bathroom.

Second Floor- landing with airing cupboard, three rental rooms, one with an en suite, further bathroom.

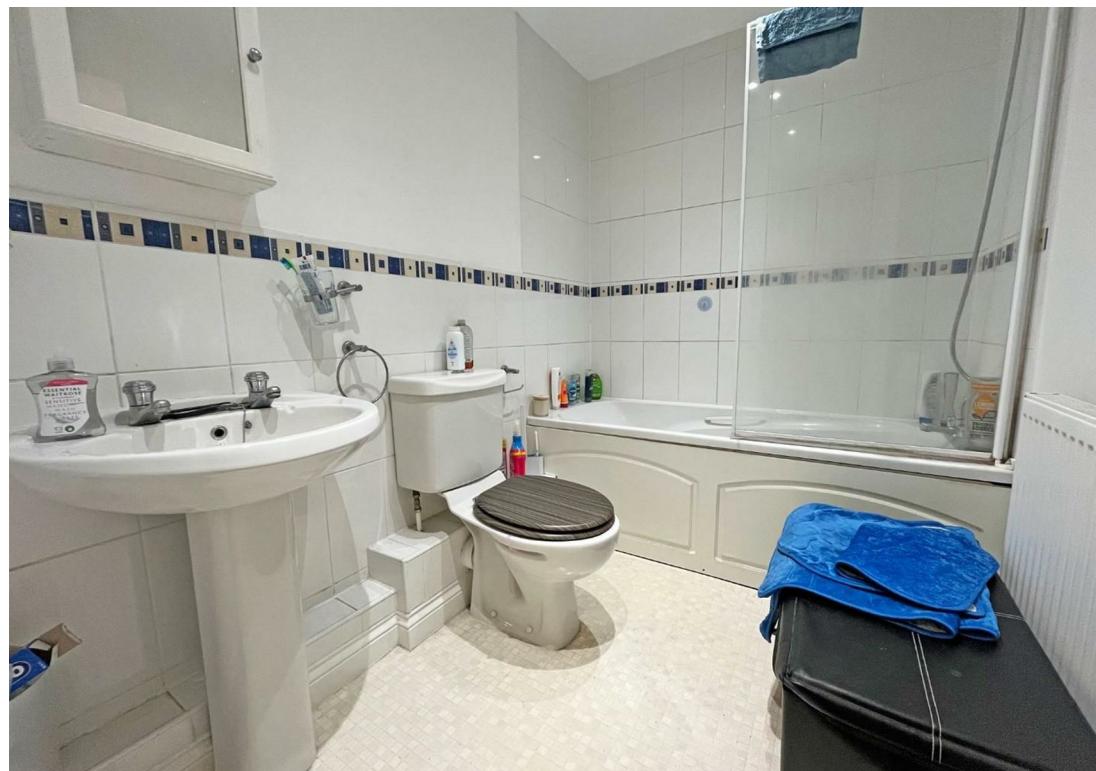
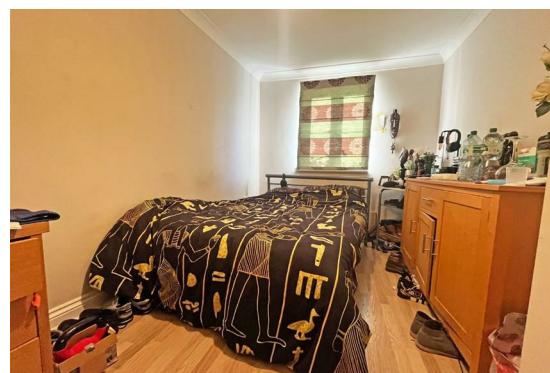
Third Floor- one rental room with en suite.

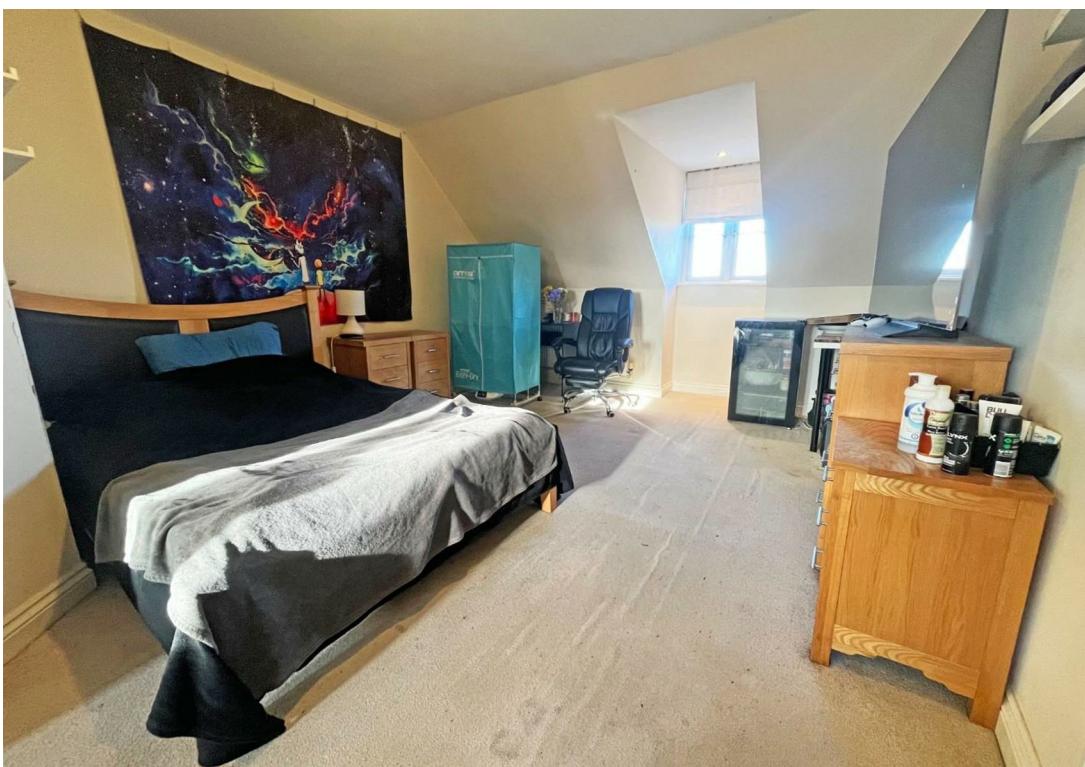
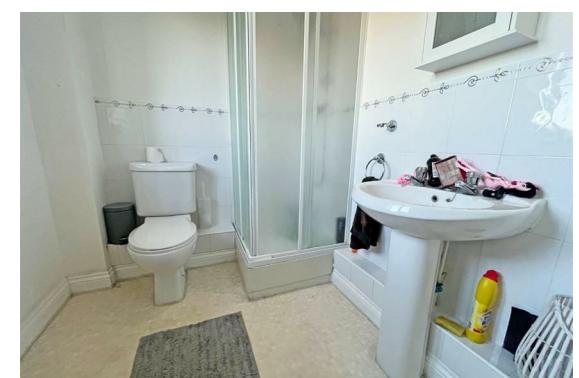
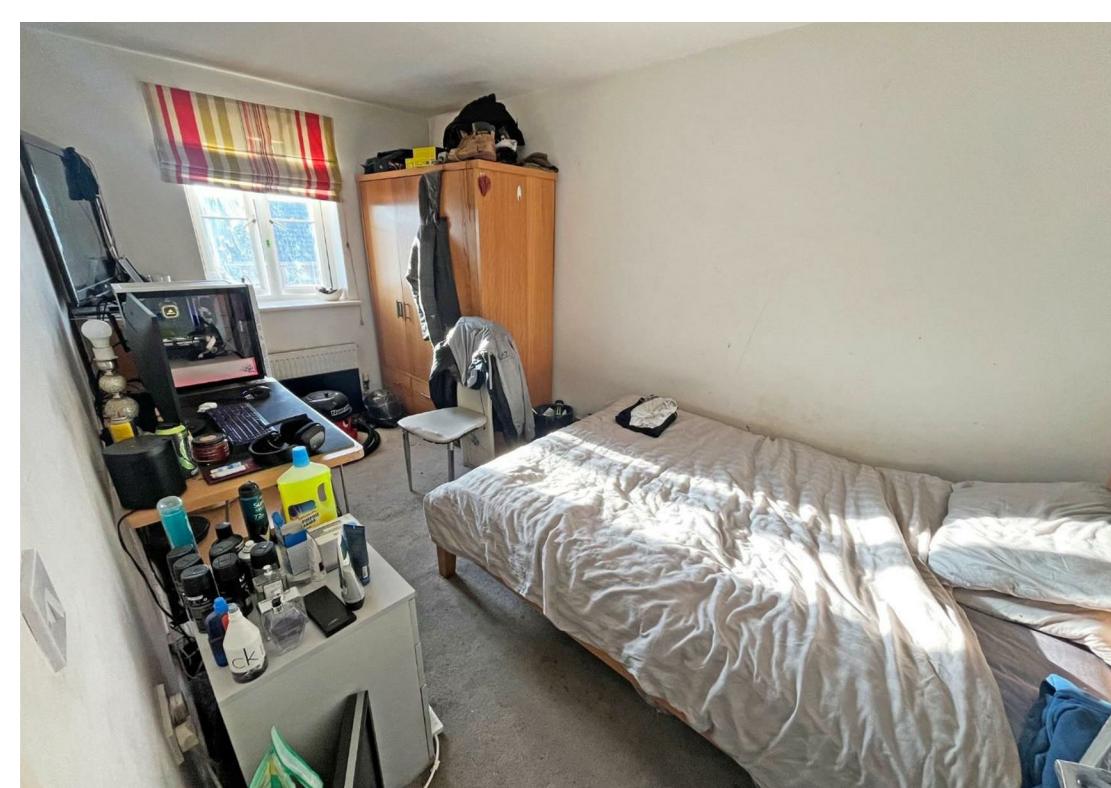
Outside- driveway to the front, enclosed rear garden mainly laid to lawn with established plants.

This property is within easy reach of local amenities and major transport links. The total income for this property is in the region of £38,500 per annum.

Tenure: Freehold

Council Tax Band: E





Ground Floor
Entrance Hall
Garage
Kitchen/Diner
18'5" max x 15'8" max (5.62m max x 4.79m max)
W/C
First Floor
Landing
Lounge
18'6" max x 9'1" max (5.66m max x 2.77m max)
Room Six
18'4" max x 8'3" max (5.60m max x 2.52m max)
Rents For £440 PCM

Room Three
9'6" x 9'1" (2.91m x 2.78m)
Rents For £550 PCM & Includes The Study

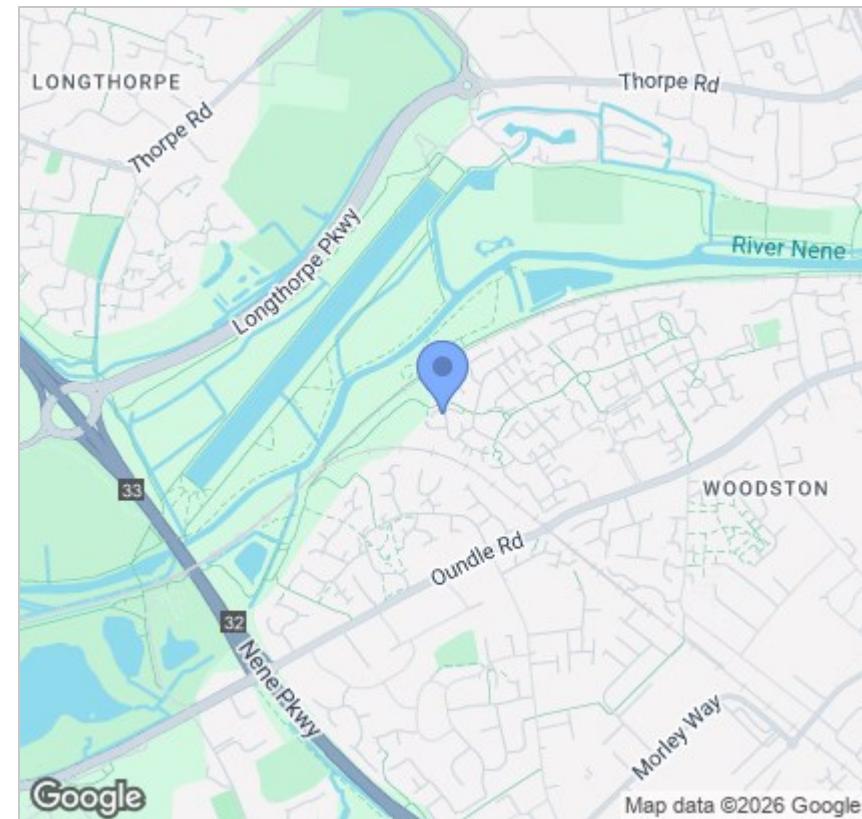
Study
7'6" x 5'10" (2.30m x 1.79m)
This Room Cant Be Rented

Bathroom
Second Floor
Landing
Room One
11'7" x 9'8" (3.55m x 2.96m)
Rents For £550 PCM
En Suite
Room Two
13'10" x 7'10" (4.22m x 2.40m)
Rents For £485 PCM
Room Four
13'1" max x 7'4" max (3.99m max x 2.24m max)
Rents For £475 PCM
Bathroom
Third Floor
Room Five
23'10" max 12'4" max (7.27m max 3.78m max)
Rents For £625 PCM
En Suite Shower Room

Floor Plan



Area Map



Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
EU Directive 2002/91/EC		76	85
England & Wales			

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus)	A		
(61-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
EU Directive 2002/91/EC			
England & Wales			

Viewing

Please contact our Orton Office on 01733 852257 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.