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# 1 Princes Gardens
# Peterborough PE1 4BA

## Offers in excess of £160,000

3 1 2 D

Offered to the market with No Forward Chain, this spacious three-bedroom terraced home boasts versatile accommodation in a convenient central location. Ideally positioned within easy reach of Peterborough City Centre and the Train Station, the property benefits from generous living accommodation across two floors, alongside uPVC double glazing and gas central heating throughout.

The ground floor briefly comprises an entrance hall, lounge, separate dining room, extended kitchen, utility space and a family bathroom. To the first floor are three bedrooms, with the second bedroom accessed via the third, making it ideally suited as a nursery, dressing room or child's bedroom.

Externally, the property benefits from permit on-street parking to the front and an enclosed rear garden.

In the valuers' opinion, the property would make an excellent Buy-To-Let investment with an estimated rental income of approximately £975 PCM.

Accommodation Includes:
Entrance Hall
Lounge
Dining Room
Extended Kitchen
Utility Space
Ground Floor Bathroom
Three Bedrooms
Enclosed Rear Garden
Permit On-Street Parking

Further Features:
No Forward Chain
uPVC Double Glazing Throughout
Gas Central Heating
EPC Rating: D
Council Tax Band: A
Central Location Close to City Centre & Train Station
Estimated Rental Potential: £975 PCM

Early viewing is highly recommended to appreciate the space and potential this property has to offer.

Lounge
3.33m x 3.30m (10'11" max x 10'10" max) excluding bay

Dining Room
3.73m x 3.40m (12'3" max x 11'2" max)

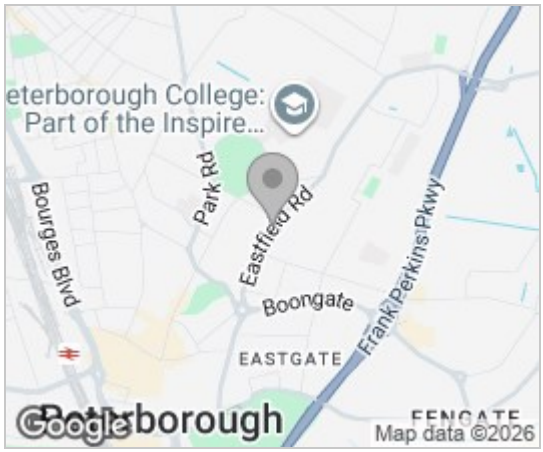
Kitchen
2.46m x 2.08m (8'1" max x 6'10" max)

Bedroom 1
4.24m x 3.33m (13'11" max x 10'11" max)

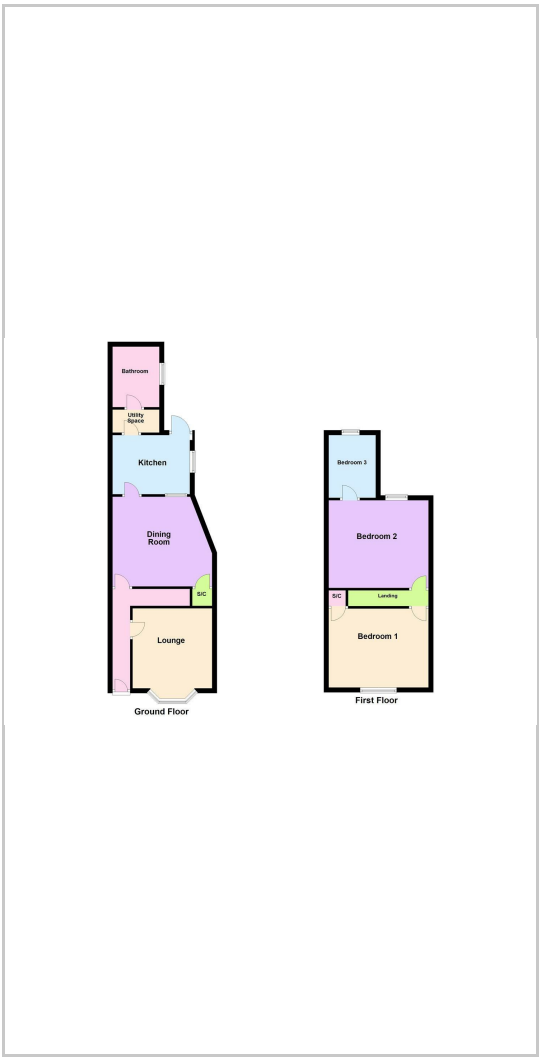
Bedroom 2
3.78m x 3.43m (12'5" max x 11'3" max)

Bedroom 3
2.31m x 2.03m (7'7" max x 6'8" max)

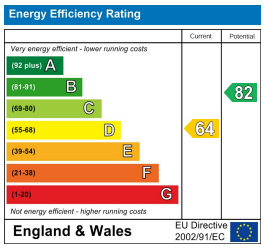
## Area Map

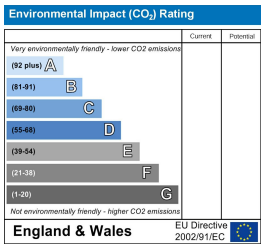



## Floor Plans




## Energy Efficiency Graph




Purchasers should not rely on any written, photographic or floorplan information contained in these details, as they do not form any part of a contract