



## 38 Padholme Road Peterborough PE1 5EE

Offers in excess of £150,000



Offered to the market with no forward chain, this three bedroom end of terrace freehold house presents an excellent refurbishment opportunity and would be ideally suited to a purchaser looking to undertake a project.



The accommodation is arranged over two floors and briefly comprises a living room, dining room, kitchen, and bathroom to the ground floor, with three bedrooms and en-suite to the first floor.

Externally, the property benefits from off-road parking to the front for one vehicle and an enclosed garden to the rear, offering private outdoor space.

The property currently holds an EPC rating of F and therefore improvement works would be required in order to comply with current letting regulations.

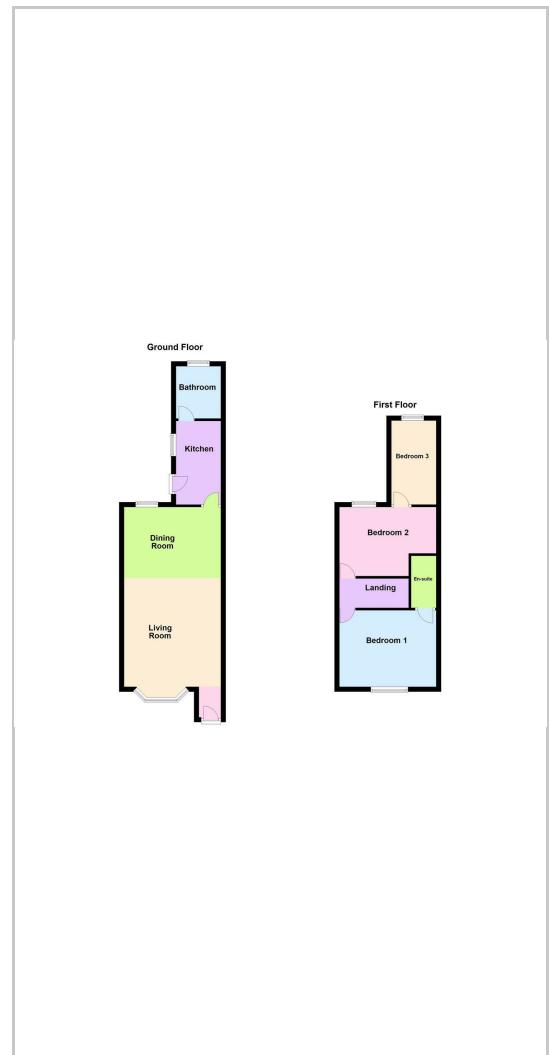
The property falls within Council Tax Band A. While requiring a full programme of refurbishment throughout, the property offers strong potential to add value and create a well-located home or investment opportunity.

Early viewing is advised to fully appreciate the scope, location, and potential on offer.

## Area Map



## Floor Plans



## Energy Efficiency Graph

