



FITZJOHN
SALES & LETTINGS

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8 Watt Close Paston Peterborough PE4 7XF

Offers in excess of £100,000



GUIDE PRICE £100,000 -£110,000

Situated in the popular location of Paston, this first-floor one-bedroom apartment offers a fantastic opportunity for first-time buyers or investors alike.

The property comprises a spacious entrance hall leading to a bright and airy lounge/diner, perfect for both relaxation and entertaining. The well-appointed kitchen provides ample storage and workspace. The generous double bedroom features a separate dressing room, offering additional storage or a potential home office. A recently refitted bathroom adds a modern touch to the home which also has underfloor heating.

Externally, the property boasts a single garage with parking to the front, ensuring convenience and security. A communal garden provides outdoor space, with the added bonus of a private shed for extra storage.

Additional benefits include gas central heating and uPVC double glazing throughout, providing warmth and energy efficiency.



Entrance Hall - 4.80m (15'9) x 0.89m (2'11) Laminate flooring, radiator, wooden doors to all accommodation, intercom system, under floor heating.

Lounge - 4.39m (14'5) x 3.61m (11'10) Laminate flooring, radiator, uPVC double glazed window facing the front.

Kitchen - 3.33m (10'11) x 2.82m (9'3) Vinyl flooring, radiator, uPVC double glazing facing the rear, fitted wall and base units, gas combination boiler, space for washing machine, dryer, fridge/freezer & oven,

Bedroom One - 3.415m (11'4) x 4.39m (14'5) Laminate flooring, radiator, uPVC double glazed window, storage cupboard.

Bathroom - 2.26m (7'5) x 1.93m (6'4) Tiled flooring, heated towel rail, uPVC double glazed window facing the rear, standard WC, top mounted sink with vanity unit, panelled bath with shower over, underfloor heating.

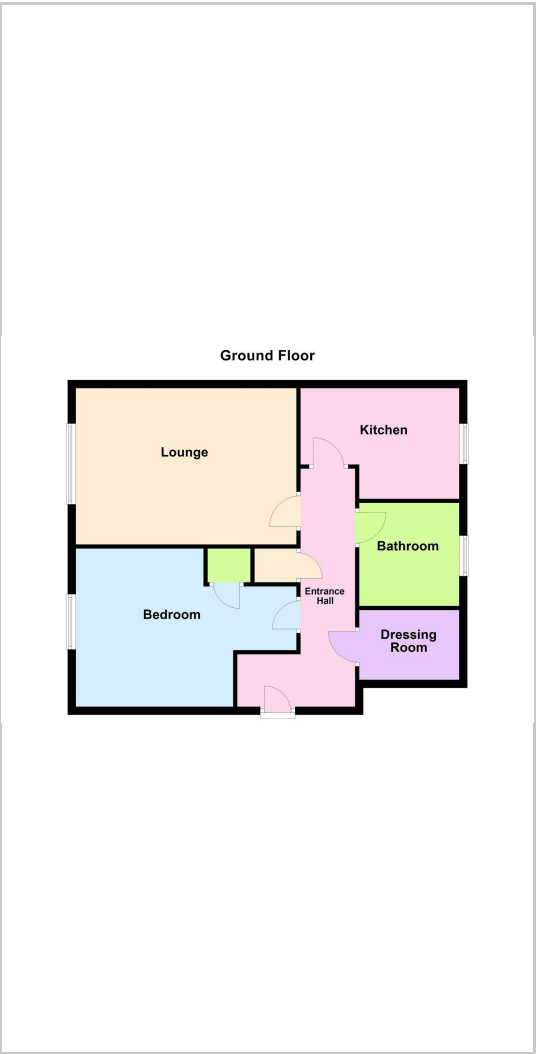
OUTSIDE
Single garage

*** If you are considering letting this property for a BUY TO LET please call Fitzjohn Property Rentals on 01733 555520. We can provide you free advice on all aspects of the lettings market including potential rental yields for this property ***

Area Map



Floor Plans



Energy Efficiency Graph

