



FITZJOHN
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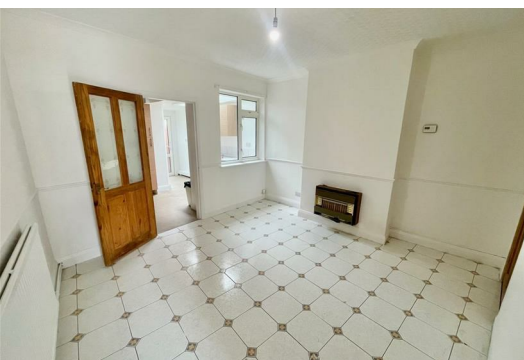


1 Princes Gardens Peterborough PE1 4BA

Offers in excess of £160,000



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)

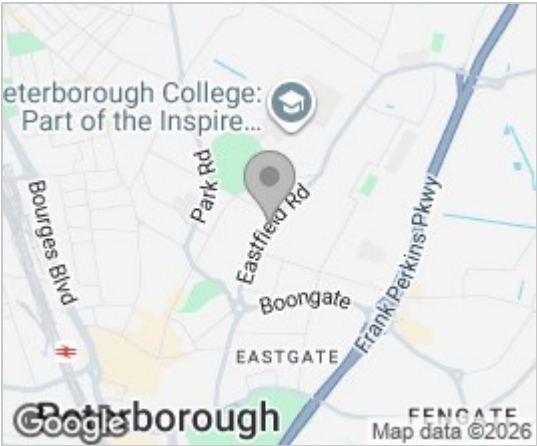
Kitchen
2.46m x 2.08m (8'1" max x 6'10" max)

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

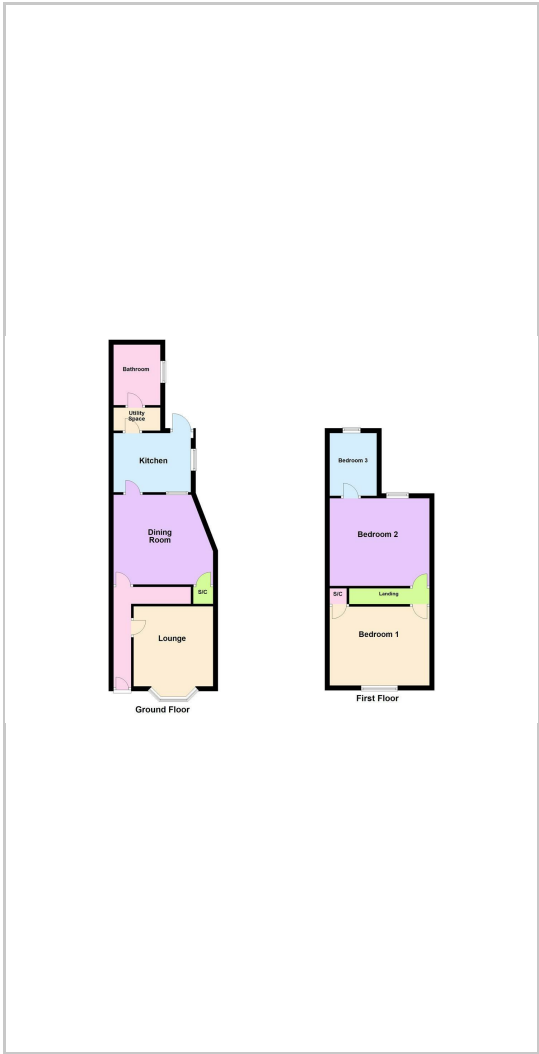
Bedroom 2
3.78m x 3.43m (12'5" max x 11'3" max)

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

Area Map



Floor Plans



Energy Efficiency Graph

