



**FITZJOHN**  
SALES & LETTINGS

76 Central Avenue,  
Dogsthorpe, Peterborough,  
, PE1 4LH

Tel 01733 921700  
info@fitzjohnstateagents.com  
www.fitzjohnstateagents.com



## 100 Swale Avenue Peterborough PE4 7GT

Asking price £179,995



NO FORWARD CHAIN | Two Double Bedrooms | Garage & Multi-Vehicle Driveway | Ideal First-Time Buy or Investment | Potential £1,000 PCM Rental Income



Offered to the market with No Forward Chain, this well-presented two-bedroom semi-detached home represents an excellent opportunity for first-time buyers, downsizers and buy-to-let investors alike.

Situated in a popular residential location within Peterborough, the property benefits from spacious accommodation throughout and has been well maintained by the current owner. The ground floor comprises an entrance porch leading into a bright and welcoming living room, whilst the generously sized kitchen/breakfast room provides ample space.

To the first floor are two well-proportioned double bedrooms and a family bathroom, creating comfortable accommodation ideally suited to a variety of purchasers.

Externally, the property offers a single garage together with a gravelled driveway providing valuable off-road parking for multiple vehicles. Additional benefits include uPVC double glazing throughout and a recently installed gas combination boiler, ensuring energy-efficient and economical living. The property boasts an Energy Performance Rating of C and falls within Council Tax Band B.

In the opinion of our valuers, this property would make an ideal first-time purchase, whilst investors may be attracted by the potential rental income of approximately £1,000 per calendar month.

Swale Avenue is conveniently positioned within a well-established residential area of Gunthorpe, Peterborough - offering excellent access to a wide range of local amenities. Nearby facilities include supermarkets, convenience stores, schools for all age groups, healthcare services and leisure facilities. The property is also within easy reach of Peterborough City Centre, providing an extensive selection of shopping, dining and entertainment options.

For commuters, Peterborough Railway Station offers fast rail connections to London King's Cross and other major cities, whilst the A15, A47 and A1(M) road networks are easily accessible, making travel throughout the region straightforward.

**Accommodation Comprises:**

- Entrance Porch
- Living Room
- Kitchen/Breakfast Room
- Two Double Bedrooms
- Family Bathroom

**Outside:**

- Single Garage
- Gravelled Driveway
- Off-Road Parking for Multiple Vehicles

**Further Benefits:**

- No Forward Chain
- uPVC Double Glazing Throughout
- Recently Installed Gas Combi Boiler
- EPC Rating: C
- Council Tax Band: B
- Ideal First-Time Buy or Investment Purchase
- Potential Rental Income of Approximately £1,000 PCM

Entrance Porch - 4'1 x 4'10

Laminate flooring, uPVC double glazed window facing the side, uPVC frosted double glazed front door, consumer unit.

Living Room - 17'3 x 12'2

Laminate flooring, radiator, uPVC double glazed window facing the front, stairs to first floor landing, under stair storage cupboard.

Kitchen - 7'1 x 12'2

Tiled flooring, radiator, uPVC double glazed window facing the rear, uPVC double glazed door leading to garden. Fitted wall and base units, one and a half bowl sink with mixer tap and drainer, integrated electric oven with four ring electric hob, space for washing machine and fridge/freezer.

Bedroom One - 10'10 x 12'3

Carpeted flooring, radiator, uPVC double glazed window facing the front.

Bedroom Two - 7'0 x 12'3

Carpeted flooring, radiator, uPVC double glazed window facing the rear. Storage cupboard (2'2 x 3'0)

Bathroom - 5'0 x 8'9

Vinyl flooring, radiator, frosted uPVC double glazed window facing the side, standard WC, pedestal mounted wash hand basin, panelled bath.

Garden -

Enclosed by timber fencing with concrete posts, patio area to the front and laid to lawn at the rear.

Front/Side -

Gravelled driveway leading to single garage providing parking for multiple vehicles.

## Area Map



## Floor Plans



## Energy Efficiency Graph

