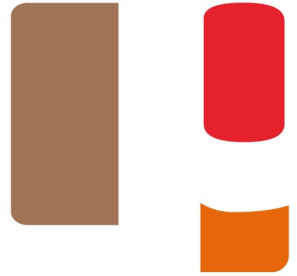# PropertyLine

25 Alexandra Road
Peterborough
PE1 3DE

T 01733 777788
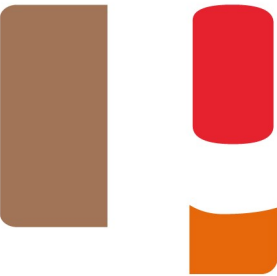www.epropertyline.com
Info@epropertyline.com

Flat 1, 97 Park Road, Peterborough, PE1 2TR
Price Guide £70,000

PropertyLine

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SOLD VIA ONLINE UN-CONDITIONAL AUCTION

Property is situated on Park Road in Peterborough, this delightful ground floor flat presents an excellent opportunity for those seeking a comfortable and convenient living space. With vacant possession, you can move in without delay and start enjoying your new home right away.

The property is ideally situated just a stone's throw from the city centre, offering easy access to a variety of shops, restaurants, and local amenities. For those who commute or enjoy exploring further afield, the nearby train station is within walking distance, making travel a breeze.

Although the flat is compact, it provides a perfect canvas for personalisation, allowing you to create a space that reflects your style and needs. The location is not only practical but also vibrant, with the energy of the city at your doorstep.

Hallway
Door to front, Radiator, wood flooring.

Lounge
14'7 x 15'8 (4.45m x 4.78m)
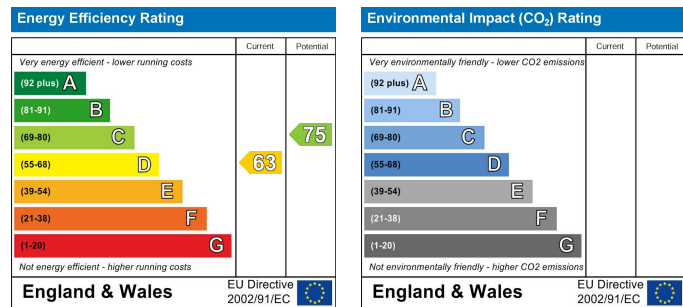Window to front, radiator, TV point, wood flooring.

Kitchen
8'8 x 4'10 (2.64m x 1.47m)
Window to side, fitted with matching wall and base units, sink, built-in oven and hob, space for washing machine and fridge/freezer, boiler, radiator.

Bedroom
10'1 x 10'9 (3.07m x 3.28m)
Window to side x2, radiator, storage.

Bathroom
Window to the side aspect. Fitted with a white three piece suite comprising panelled bath with shower over, wash hand basin and a WC, granite tiled splashbacks.
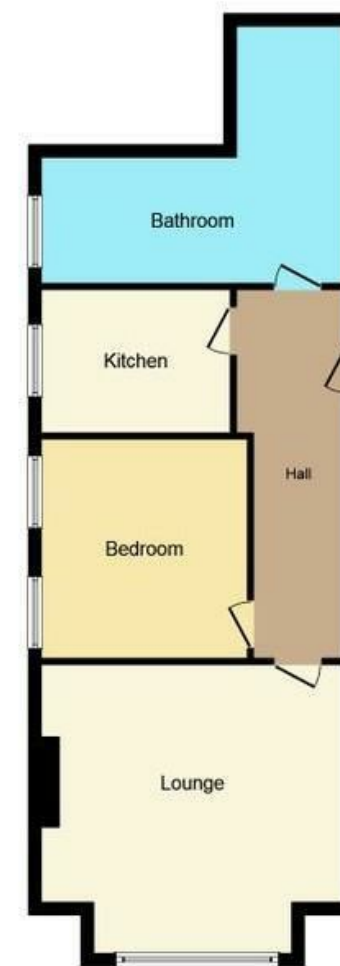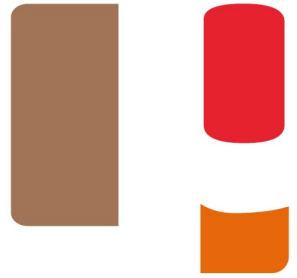
Outside
Parking at the rear of the property

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		75
(55-68) D	63	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England & Wales — EU Directive 2002/91/EC

Environmental Impact (CO$_2$) Rating

	Current	Potential
Very environmentally friendly - lower CO2 emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO2 emissions		

England & Wales — EU Directive 2002/91/EC

Bathroom

Kitchen

Hall

Bedroom

Lounge

Floor Plan