



STAIRS UP TO PROPERTY

ENTRANCE HALL

KITCHEN

BEDROOM 1

BEDROOM 2

LIVING ROOM

BATHROOM



Woodcock Holmes
20a Tesla Court, Innovation Way,
Peterborough PE2 6FL

01733 303111
info@woodcockholmes.co.uk

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These particulars do not constitute part or all of an offer of contract. The measurements are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to re-check measurements before committing to any expense. Woodcock Holmes have not tested any apparatus, equipment, services, fixtures or fittings and it is in the buyer's interest to check the working condition of appliances. Floorplans are for illustration purposes only and are not to scale. Woodcock Holmes has sought not to verify the legal title of the property. Buyers not obtain such verification from their solicitors.

23a Whitsed Street
Peterborough, PE1 5ED
£105,000



23a Whitsed Street Peterborough PE1 5ED

Ideal Investment or First Time Buy opportunity close to Peterborough City Centre, available with No Forward Chain, recently applied 159 year lease available on request and a 'peppercorn ground rent' this is a rare opportunity and a must view! Call our office with any queries or to arrange a viewing.

- NO FORWARD CHAIN
- TWO DOUBLE BEDROOMS
- GAS CENTRAL HEATING
- CITY CENTRE LOCATION
- SPACIOUS ACCOMODATION
- RECENTLY AGREED LEASE EXTENSION TO 159 YEARS
- UPVC DOUBLE GLAZED WINDOWS
- CALL 01733 303111 TO VIEW

Viewings: By appointment
£105,000

PROPERTY FEATURES

Ideal Investment or First Time Buy opportunity close to Peterborough City Centre, available with No Forward Chain, 159 year lease and a 'peppercorn ground rent' this is a rare opportunity and a must view!

Through a courtyard space with with single gated entry, stairs lead up to this first floor Maisonette. Entering the property you have an entrance hall with storage space and airing cupboard housing the gas central heating boiler. Off the hallway and entrance hall is access to all rooms which include a three piece family bathroom, fitted kitchen with build in oven, sink drainer and worktops, two double bedrooms laid with laminate flooring and a living room with windows to side and rear with laid laminate flooring.

The property features gas central heating with radiators throughout, uPVC double glazed windows.

Located in Peterborough City Centre, you are within walking distance and close proximity to shops, amenities, schools, travel links and public transport.

Call our office with any queries or to arrange a viewing.

PROPERTY MEASUREMENTS

ENTRANCE HALL 12'4" x 5'4" (3.76m x 1.63m)

KITCHEN 10'10" x 10'1" (3.30m x 3.07m)

BEDROOM 1 9'5" x 9'10" (2.87m x 3.00m)

BEDROOM 2 9'1" x 9'5" (2.77m x 2.87m)

LIVING ROOM 8'6" x 13'1" (2.59m x 3.99m)

BATHROOM 9" x 5'3" (2.74m x 1.60m)

AGENT NOTES

Leasehold. Recently renewed lease, now 159 years. Peppercorn rent, £0 ground rent.

MARKETING INFORMATION

Every effort has been made to ensure that these details are accurate and not misleading please note that they are for guidance only and give a general outline and do not constitute any part of an offer or contract. All descriptions, dimensions, warranties, reference to condition or presentation or indeed permissions for usage and occupation should be checked and verified by yourself or any appointed third party, advisor or conveyancer.

None of the appliances, services or equipment described or shown have been tested.

INVESTMENT INFORMATION

If you are considering this property BUY TO LET purposes, please call our Property Management team on 01733 303111. They will provide free expert advice on all aspects of the lettings market including potential rental yields for this property.

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	68	76
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England & Wales EU Directive 2002/91/EC

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ 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 CO ₂ emissions		

England & Wales EU Directive 2002/91/EC