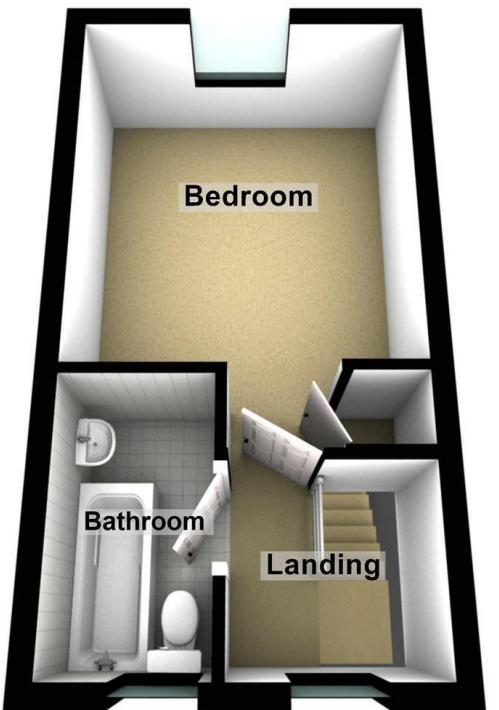


## Ground Floor



## First Floor



KITCHEN AREA

LIVING ROOM

FIRST FLOOR LANDING

BEDROOM

BATHROOM

[woodcockholmes.co.uk](http://woodcockholmes.co.uk)



## Woodcock Holmes

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

01733 303111

[info@woodcockholmes.co.uk](mailto:info@woodcockholmes.co.uk)

**rightmove**   
find your happy

 The Property  
Ombudsman

**Zoopla**

 THE GUILD  
PROPERTY  
PROFESSIONALS

These particulars do not constitute part or all of an offer or 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.

**Lansdowne Walk**  
Peterborough, PE2 7GD  
£125,000

  
WOODCOCK HOLMES



**Lansdowne Walk  
Peterborough  
PE2 7GD**

Investor opportunity – modern freehold mid-terrace house with tenant in situ, currently achieving £675 pcm. Conveniently located near Peterborough city centre, transport links, and Ferry Meadows Country Park.

- INVESTMENT BUYERS ONLY
- SITTING TENANT PAYING £675PCM
- FREEHOLD MID TERRACE HOUSE
- ALLOCATED PARKING AREA
- PRIVATE REAR GARDEN
- LOCATED CLOSE TO LOCAL AMENITIES
- IDEAL INVESTMENT BUY
- CALL OUR SALES TEAM TO VIEW

Viewings: By appointment  
£125,000

**OPEN PLAN LIVING AND KITCHEN**

17'6" x 10'4"

**FIRST FLOOR LANDING**

**BEDROOM**

11'8" x 10'4"

**BATHROOM**

8'2" x 4'5"

**TENURE**

Freehold.

**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.



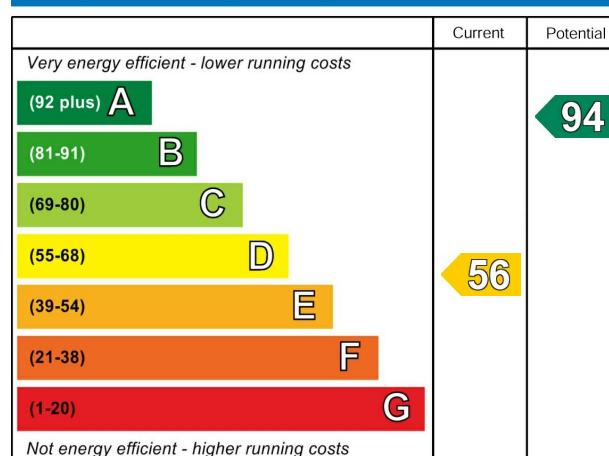
**SERVICES**

Mains water, electricity and drainage are all connected. None of these services or appliances have been tested by the agents.

**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.

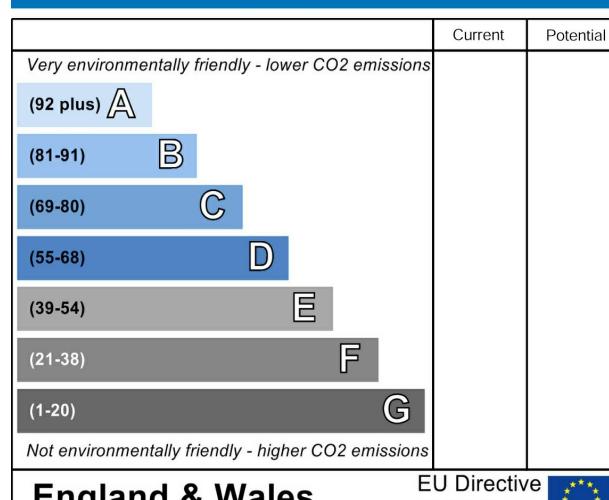
**Energy Efficiency Rating**



**England & Wales**



**Environmental Impact (CO<sub>2</sub>) Rating**



**England & Wales**

