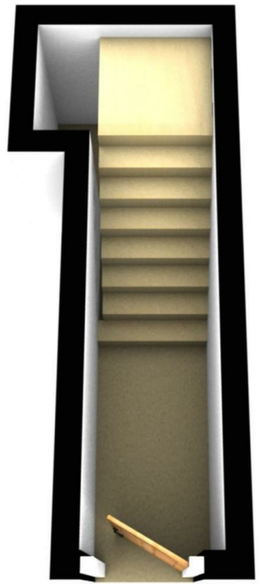
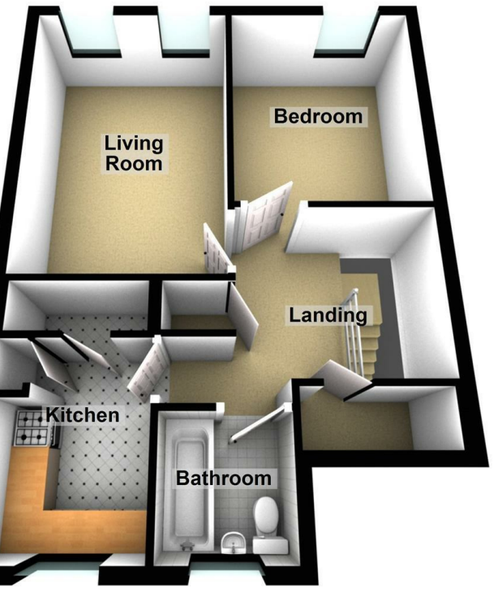
Ground Floor



First Floor



ENTRANCE LOBBY

LANDING

LIVING ROOM

KITCHEN

BEDROOM

BATHROOM

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

01733 303111
info@woodcockholmes.co.uk

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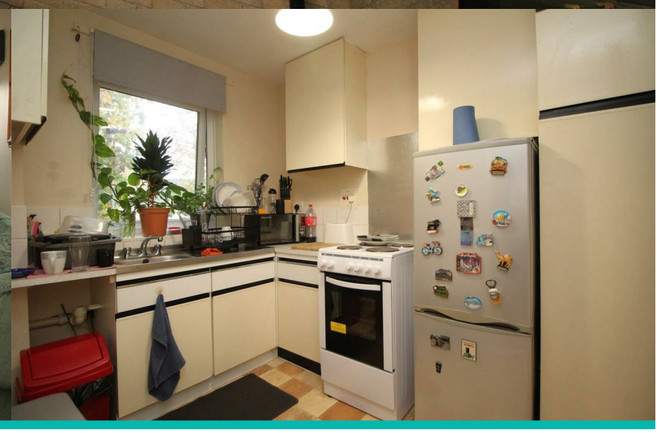
These particulars do not constitute part or all of an offer of contract. The measurements are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to re-check measurements before committing to any expense. Woodcock Holmes have not tested any apparatus, equipment, 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 logal title of the property. Buyers not obtain such verification from their solicitors.



39 Lessingham

Peterborough, PE2 5TP

£105,000

39 Lessingham
Peterborough
PE2 5TP

A fantastic opportunity for a savvy investor, this well-presented maisonette is offered with a sitting tenant currently paying £750 per calendar month, providing a stable long-term return.

- IDEAL INVESTMENT PURCHASE
- SITTING TENANT PAYING £750 PCM
- DOUBLE BEDROOMS
- LIVING/DINING ROOM
- MAISONETTE
- EASY ACCESS TO AMENITIES AND BUS ROUTES
- UPVC DOUBLE GLAZED WINDOWS
- CALL OUR OFFICE TO VIEW

Viewings: By appointment
£105,000

ENTRANCE LOBBY
Door to front, stairs leading up to the first floor.

LANDING
7'10" x 9'4"
Fitted carpet, access to all rooms, airing cupboard, store cupboard.

LIVING ROOM
14'6" x 10'3"
x2 uPVC double glazed windows to rear, fitted carpet, radiator.

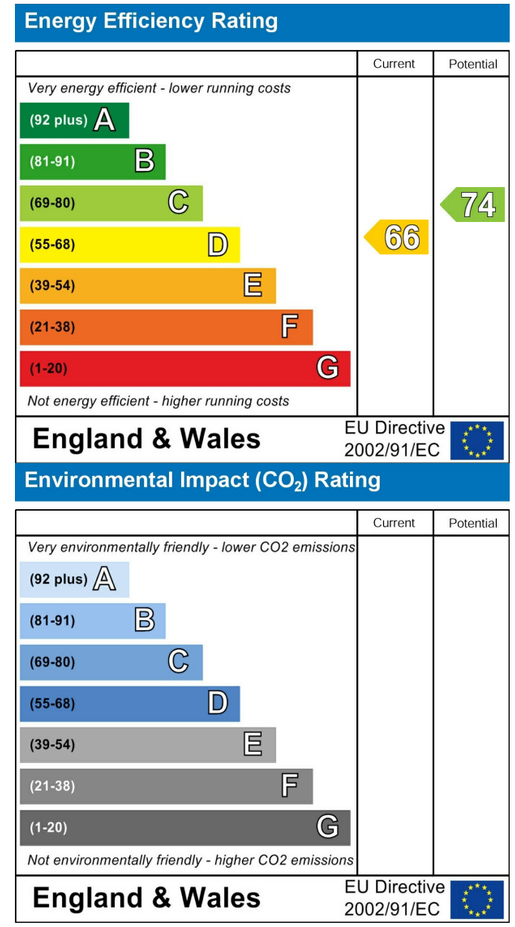
KITCHEN
8'6" x 6'7"
UPVC double glazed window to front, fitted kitchen with a matching range of base and eye level units, fitted sink drainer, space for appliances, storage cupboard.

BEDROOM
11'3" x 9'5"
UPVC double glazed window to rear, fitted carpet, radiator.

BATHROOM
5'1" x 5'3"
Obscure uPVC double glazed window to rear, fitted three piece suite with bath, fitted WC and wash hand basin, splashback tiles.

TENURE
Leasehold. 88 years.

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, gas 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.