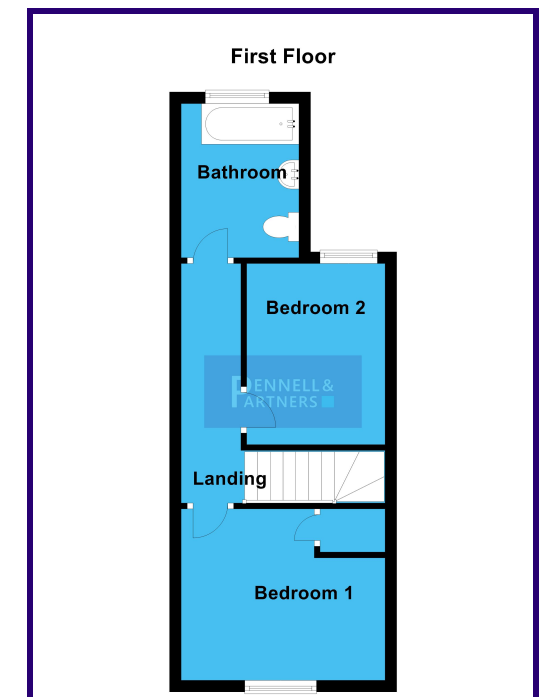
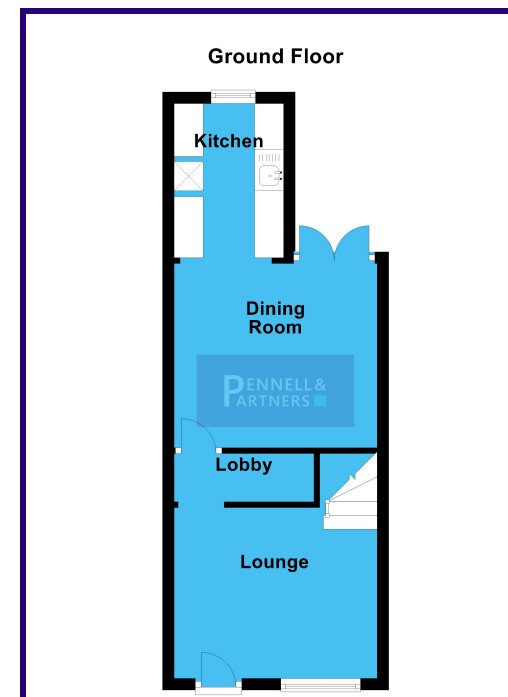




55 PERCIVAL STREET, PETERBOROUGH, CAMBRIDGESHIRE. PE3 6AT

£170,000



**PENNELL & PARTNERS**

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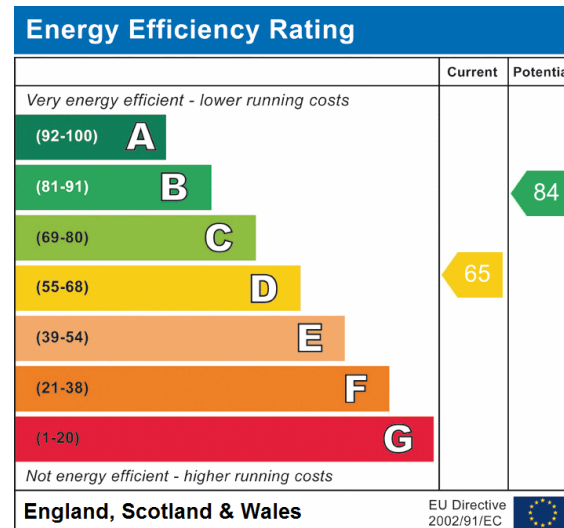
## ABOUT THE PROPERTY

A Victorian terraced home offering Two Reception Rooms, Kitchen, a Landing leading to Two Bedrooms, and a Spacious first-floor three-piece Bathroom.

Set within easy walking distance of the city centre, railway station, and local pre and junior schooling.

Easy to maintain with an enclosed courtyard to the rear and a small enclosed frontage, this would make a perfect opportunity for a FTB/ Investment Landlord.

EPC Rating: D (65)



## Ground Floor

### Lounge

3.2m x 3.5m (10' 6" x 11' 6")  
Window to the front, open plan staircase to the first floor, radiator TV point, and archway to inner lobby.

### Inner Lobby

Understairs storage recess space and part glazed door to:

### Dining Room

3.2m x 3.5m (10' 6" x 11' 6")  
UPVC double glazed French doors to the rear enclosed courtyard, double radiator and open plan into the kitchen.

### Kitchen

1.9m x 2.6m (6' 3" x 8' 6")  
A one-and-a-half stainless steel sink unit with drainer and mixer taps, tiled splash backs, a range of fitted drawer and base units, fitted worktops, recess space for a free-standing cooker, matching wall cupboards, plumbing for a washing machine, and space for a free-standing fridge freezer. Window to the rear.

## First Floor

### Landing

Doors to the following;

## Bedroom One

3.2m x 3.5m (10' 6" x 11' 6")  
Window to the front, radiator, and door to a built-in storage cupboard.

## Bedroom Two

2.4m x 3.2m (7' 10" x 10' 6")  
Window to the rear and double radiator.

## Bathroom

A separate bathroom from the landing offering a panelled bath with mixers and shower attachment, tiled splash backs, a vanity wash hand basin with a double cupboard under, and mixer taps over with tiled splash backs. radiator, and a UPVC double-glazed window to the rear

## Outside

Front

The front of the property has a small enclosed frontage via a wrought iron gate inset to a low level retaining wall.

Rear

The rear of the property has a courtyard for easy maintenance. Gated rear access.

No onward Chain  
Currently tenanted