



4 Alma Road, Peterborough PE1 3AW

£490,000



*** UNIQUE OPPORTUNITY TO PURCHASE A HOUSE SPLIT INTO 2 FLATS AND A DETACHED PREFABRICATED HOME
 *** " Currently tenanted with a yield of over 7%, a unique opportunity awaits in PE1. The first floor flat is a spacious 1 bedroom with a courtyard which is currently rented out for £975 per month. The other flat has 3 bedrooms and is currently rented out for £1000 per month. The prefabricated building has 2 bedrooms with an office and additional room, this is currently rented out for £1000 per month. Further details available in branch. EPC Energy Rating - D/Council Tax Band - A".

4 ALMA ROAD

ENTRANCE

Door to front.

KITCHEN / DINER

7' 9"(min)(2.36m) 14' 3"(max) x 18' 1" (4.34m x 5.51m) (approx) Fitted with a range of base and eye level units with work surfaces over, sink unit with mixer tap, plumbing for a washing machine, cooker, boiler, and space for a fridge / freezer. Window to rear and window to side.

LOUNGE

11' 2" x 12' 4"(min) (3.40m x 3.76m) 15' 3" (max) (4.65m) (approx)

BEDROOM

13' 2" x 8' 9" (4.01m x 2.67m) (approx) Window to front.

BATHROOM

5' 6" x 5' 5" (1.68m x 1.65m) (approx) Fitted with a three piece suite comprising low level W/C, wash hand basin, bath with shower over.

4A ALMA ROAD

ENTRANCE

Door to front, window to side and stairs to first floor.

BEDROOM

12' 4" x 11' 1" (min) (3.76m x 3.38m) 13' 7"(into bay) (4.14m) (approx)Window to front and radiator.

FIRST FLOOR

KITCHEN / DINER

14' 0" x 12' 0"(min) (4.27m x 3.66m) 13' 9"(into bay) (4.19m) (approx) Fitted with a range of base units with work surfaces over, stainless steel sink unit with mixer tap, integrated oven and hob, plumbing for a washing machine. Window to rear, bay window to side.

BEDROOM

12' 4" x 13' 8"(into bay) (3.76m x 4.17m) 11' 4" (min) (3.45m) (approx) Windows to front and side, cupboard and radiator.

BEDROOM

12' 2" x 11' 8"(max) (3.71m x 3.56m) (approx) Window to side and radiator.

BATHROOM

10' 5" x 5' 9" (3.17m x 1.75m) (approx) Fitted with a three piece suite comprising low level W/C, wash hand basin, bath, cupboard with boiler enclosed and radiator. Window to rear.

6 ALMA ROAD

ENTRANCE

Door to rear, window to front and cupboard.

WC

Fitted with a low level W/C.

OFFICE

8' 2"(max)x 12' 4" (2.49m x 3.76m) (approx) Radiator.

BEDROOM

7' 4"(min) (2.24m) 13' 6"(max) x 9' 0" (4.11m x 2.74m)(approx) Window to rear and radiator.

ROOM

10' 3" x 8' 9" (3.12m x 2.67m) (approx) Door to rear, cupboard and radiator.

KITCHEN / DINER

17' 5" x 16' 7" (5.31m x 5.05m) (approx) Fitted with a range of base units with work surfaces over, sink unit with drainer, oven, hob, plumbing for a washing machine and radiator. Two windows to front.

BEDROOM

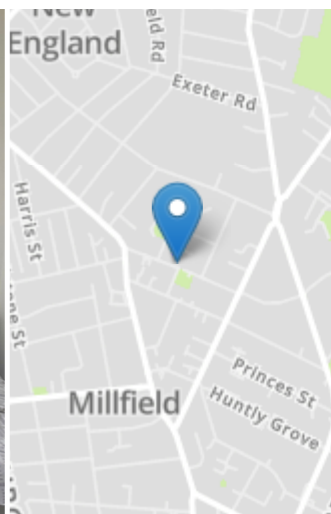
11' 1"(min) (3.38m) 12' 3"(max) x 8' 0" (3.73m x 2.44m) (approx) Radiator and cupboard.

BATHROOM

5' 9" x 8' 0" (1.75m x 2.44m) (approx)Fitted with a three piece suite comprising low level W/C, wash hand basin and bath.

AGENT NOTES

The floorplan is for illustrative purposes only. Fixtures and fittings do not represent the current state of the property. Not to scale and is meant as a guide only.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	59	70