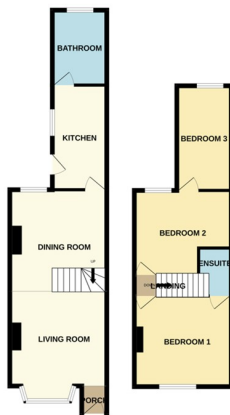




**38 Padholme Road, Peterborough PE1 5EE**

**£180,000**



**\*\*\* IDEAL INVESTMENT OPPORTUNITY \*\*\*** " This three bedroom END-terrace property, located in the city centre, offers a fantastic opportunity for investors or first-time buyers with an eye for renovation. Featuring an open plan and spacious lounge/diner, kitchen, bathroom, 3 bedrooms and rear garden. While the property is in need of rennovation, it provides spacious accommodation across two floors and offers ample potential. Council Tax Band - A / EPC Energy Rating - F



## PORCH

3' 7" x 3' 3" (1.09m x 0.99m) (approx) Door to front and two windows to sides.

## LOUNGE

13' 7" (into bay) (4.14m) 11' 9" (min) x 12' 0" (max) (3.58m x 3.66m) (approx) Bay window to front and radiator. open into:

## DINING AREA

12' 0" (max) x 12' 7" (3.66m x 3.84m) (approx) Door to rear, radiator and stairs to first floor.

## KITCHEN

Fitted with a range of base and eye level unit with work surfaces over. Window to side and door to side.

## BATHROOM

9' 4" x 6' 9" (2.84m x 2.06m) (approx) Window to rear.

## FIRST FLOOR

### BEDROOM ONE

11' 3" x 12' 0" (3.43m x 3.66m) (approx) Window to front and radiator.

### ENSUITE

4' 6" x 6' 1" (1.37m x 1.85m) (approx) Fitted with a three piece suite comprising low level W/C, wash hand basin and shower cubicle.

### BEDROOM TWO

7' 3" (min) (2.21m) 13' 0" (max) x 12' 0" (max) (3.96m x 3.66m) (approx) L-shaped room. Window to rear and radiator.

## BEDROOM THREE

13' 2" x 6' 9" (4.01m x 2.06m) (approx) Window to rear and radiator.

## 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.

