

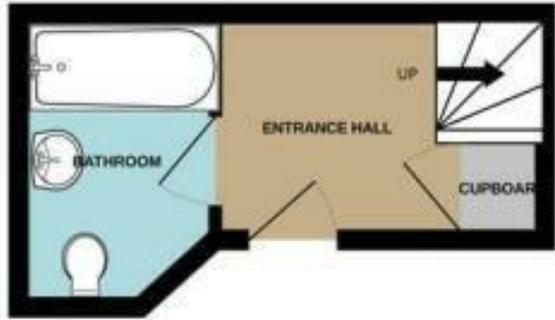
## 17 BUTTERCUP COURT

PETERBOROUGH, PE6 8TF

£123,000  
FREEHOLD

This well-maintained one-bedroom maisonette is situated at the end of a quiet residential cul-de-sac and is currently tenanted, generating a rental income of £695 per calendar month. The accommodation comprises an open entrance hall and bathroom on the ground floor, with a living room, kitchen, and bedroom located on the first floor. Externally, the property benefits from designated parking to the rear. EPC Rating: D | Council Tax Band: A





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC 	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

Spalding Office Sales  
 11 The Crescent  
 Spalding  
 Lincolnshire  
 PE11 1AE

01775 713 888  
 enquiries@sedge-homes.com  
 www.sedge-homes.com

