





# 29 REDWING CLOSE

## PETERBOROUGH, PE2 8SS

## £220,000

## FREEHOLD

INVESTMENT OPPORTUNITY | TENANT IN SITU | £1,300 PCM | £15,600 PA | THREE-BEDROOM SEMI-DETACHED HOUSE | DRIVEWAY & GARAGE

An excellent buy-to-let investment opportunity comprising a modern three-bedroom semi-detached home in Peterborough, offered for sale with a tenant in situ and currently generating £1,300 per calendar month (£15,600 per annum).

The property benefits from a modern fitted kitchen, spacious lounge, convenient downstairs WC and family bathroom. Externally, there is an enclosed rear garden, driveway providing off-road parking and a single garage.

With an established tenancy and rental income already in place, this property presents an attractive opportunity for landlords looking to expand their buy-to-let portfolio.

Contact Sedge Estate Agents today for further information.

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• INVESTMENT OPPORTUNITY • THREE-BEDROOM SEMI-DETACHED HOME • HIGH-SPECIFICATION FINISH THROUGHOUT • MODERN FITTED KITCHEN • SPACIOUS REAR-FACING LOUNGE • DOWNSTAIRS WC • - CONVENIENT PETERBOROUGH LOCATION • £15,600 ANNUAL RENTAL INCOME • CURRENT RENT £1,300 PER CALENDAR MONTH






**Summary**

TENANT IN SITU | THREE-BEDROOM SEMI-DETACHED HOUSE | £1,300 PCM RENTAL INCOME | £15,600 PA | DRIVEWAY & GARAGE | MODERN FITTED KITCHEN


Sedge Estate Agents are delighted to offer for sale this excellent buy-to-let investment opportunity, featuring a tenant in situ and currently generating £1,300 per calendar month, equivalent to £15,600 per annum.

This attractive three-bedroom semi-detached property offers modern, high-specification accommodation throughout and is conveniently positioned within easy reach of Peterborough city centre, local amenities, schools, shops and transport links.

The ground floor comprises a welcoming entrance hall leading to a modern fitted kitchen, offering ample storage and space for appliances. To the rear, the spacious lounge enjoys plenty of natural light, with sliding doors opening directly onto the rear garden. A convenient downstairs WC completes the ground-floor accommodation.

To the first floor are three well-proportioned bedrooms and a contemporary family bathroom fitted with a shower, wash hand basin and WC.

Externally, the property benefits from an enclosed rear garden featuring a lawn and seating area, providing useful outdoor space. To the front, a driveway offers off-road parking and leads to a single garage, providing additional secure storage.

INVESTMENT OPPORTUNITY – TENANT IN SITU

Currently let at £1,300 per calendar month, generating an annual rental income of £15,600, this property offers an appealing opportunity for landlords looking to acquire an established buy-to-let investment with rental income already in place, subject to the terms of the existing tenancy.

With three bedrooms, modern accommodation, a private rear garden, driveway and garage, this is an attractive investment proposition in a convenient Peterborough location.

Contact Sedge Estate Agents today for further information or to arrange a viewing.

Rental Income: £1,300 PCM
Annual Rental Income: £15,600
Tenancy: Tenant in situ

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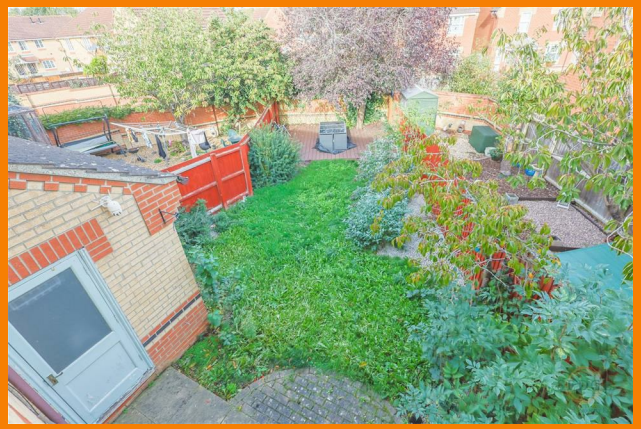
















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## ADDITIONAL INFORMATION

**Local Authority** – Peterborough

**Council Tax** – Band C

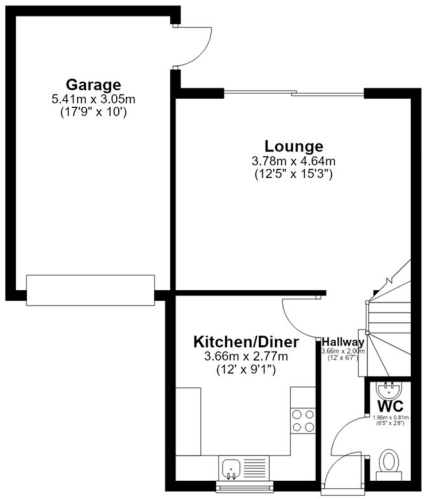
**Viewings** – By Appointment Only

**Floor Area** – sq ft

**Tenure** – Freehold

## Ground Floor

Approx. 51.9 sq. metres (558.5 sq. feet)

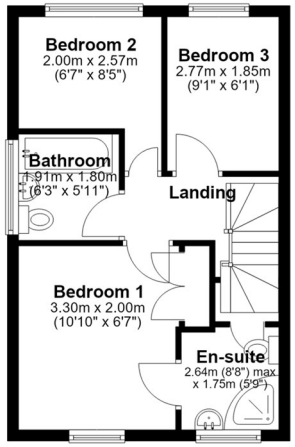



Total area: approx. 86.2 sq. metres (927.7 sq. feet)

**29 Redwing Close**

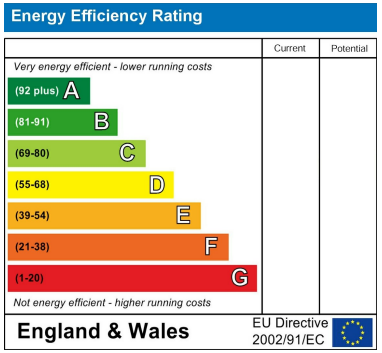
## First Floor

Approx. 34.3 sq. metres (369.3 sq. feet)










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

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