





29 REDWING CLOSE

PETERBOROUGH, PE2 8SS

£230,000

FREEHOLD

INVESTMENT OPPORTUNITY – TENANT IN SITU – £1,300 PCM RENTAL INCOME. A modern three-bedroom semi-detached home in Peterborough, featuring a fitted kitchen, spacious lounge, downstairs WC, family bathroom, enclosed rear garden, driveway and single garage. Generating £15,600 per annum, making this an attractive opportunity for landlords seeking an investment with an existing tenancy.

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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

An excellent investment opportunity, offered for sale with a tenant in situ and currently generating £1,300 per calendar month in rental income, equivalent to £15,600 per annum.

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

The ground floor comprises an entrance hall, a modern fitted kitchen with ample storage and space for appliances, and a spacious rear-facing lounge enjoying plenty of natural light and sliding doors opening 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 basin and WC.

Externally, the property benefits from an enclosed rear garden featuring a lawn and seating area. To the front, there is a driveway providing off-road parking, together with a single garage.

With an existing tenant paying £1,300 per calendar month, this property presents an appealing opportunity for landlords seeking an investment with rental income already in place, subject to the terms of the existing tenancy.

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

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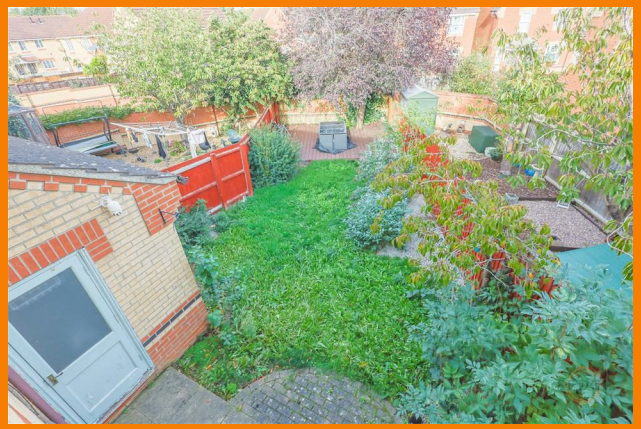





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ADDITIONAL INFORMATION

Local Authority – Peterborough

Council Tax – Band C

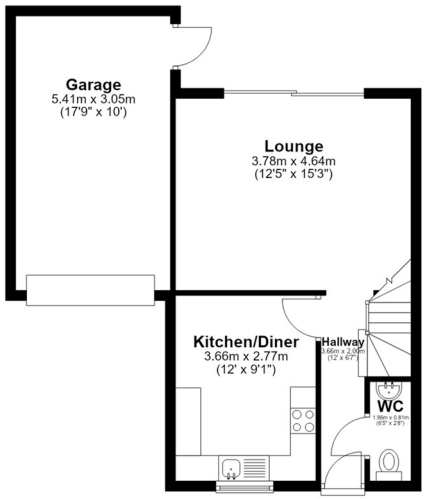
Viewings – By Appointment Only

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)

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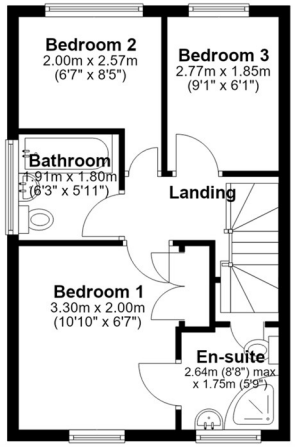
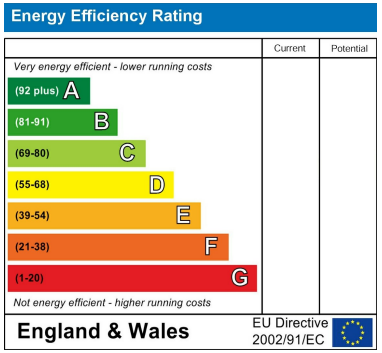
First Floor

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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