



Tenure

Freehold.

Location

The property is situated on the east side of Eastfield Road, south of its junction with Broadway. Local shops and other facilities are located around a third of a mile south along Eastfield Road. Peterborough town centre is around a mile south of the property, providing access to an extensive range of shops and other facilities, including Queensgate Shopping Centre and Peterborough Rail Station. Local schools and colleges are within a two mile radius, including University Centre Peterborough half a mile north.

Description

The property comprises a semi-detached house arranged as five letting rooms with communal bathroom and kitchen facilities, along with a first floor self-contained flat beneath a pitched roof. There is a garden to the rear and a small forecourt garden to the front.

Accommodation and Tenancies

The property was partially inspected by Allsop. A schedule of Accommodation and Tenancies is set out below.
Note: The Landlord is responsible for bills including gas, water, electricity, internet, council tax, cleaning of communal areas and garden maintenance. Each tenant makes a contribution. Rental payments and contributions to outgoings are paid weekly.

Flat	Floor	Accommodation	Terms of Tenancy	Current Rent £ p.a. (equivalent)	Contribution to Bills £ p.a. (equivalent)
Room 1	Ground	Letting Room	Assured Shorthold Tenancy (1)	£2,699.84	£1,200.16
Room 2	Ground	Letting Room	Assured Shorthold Tenancy	£2,959.84	£1,200.16
Room 3	Ground	Letting Room	Assured Shorthold Tenancy (2)	£2,959.84	£1,200.16
Room 4	First	Letting Room	Assured Shorthold Tenancy	£2,959.84	£1,200.16
Room 5	First	Letting Room	Assured Shorthold Tenancy	£2,427.88	£1,200.16
Flat 6	First	Bedroom/Living Room, Shower Room/WC, Kitchenette (Not inspected)	Vacant	Vacant	
Communal	Ground	Kitchen, Shower Room/WC	Shared		
Communal	First	Bathroom/WC	Shared		

(1) The tenant has served notice to quit and is due to vacate on 6th March 2016.

(2) The landlord has served notice to quit. The tenant is due to vacate on 24th March 2016.

Prospective buyers are strongly advised to read the Auctioneers' Notices Part One and Part Two and all applicable conditions of sale and addenda.

To request Legal Documents, Special Conditions of Sale and any Errata/Addenda please refer to pages 3, 8 and visit www.allsop.co.uk.

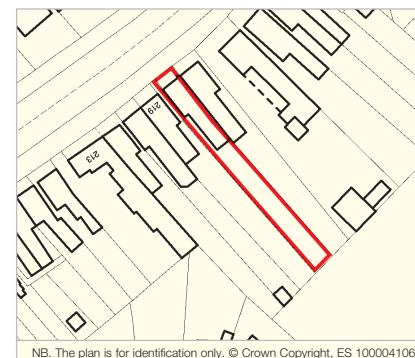
BUYER'S FEE: The successful Buyer will be required to pay to the Auctioneers a buyer's fee of £750 (including VAT) upon exchange of sale memoranda.

Peterborough

221 Eastfield Road, Cambridgeshire PE1 4BH

- **A Freehold Semi-Detached House Arranged as Five Letting Rooms and a Self-Contained Studio.**
- Five Rooms Subject to Assured Shorthold Tenancies
- Studio Unit Vacant
- Total Current Rent Reserved from five rooms

**£14,007.24
per annum
(equivalent)
(plus £6,000.80
contribution to bills)
Studio Unit Vacant**



To View

The property will be open for viewing every Monday and Wednesday before the Auction between 9.30 – 10.00 a.m. These are open viewing times with no need to register. (Ref: MW).

Seller's Solicitor

Messrs Machins LLP (Ref: Eugene Pritchard)
Tel: 01582 514000
Email: eugenep@machins.co.uk

INVESTMENT – Freehold House