

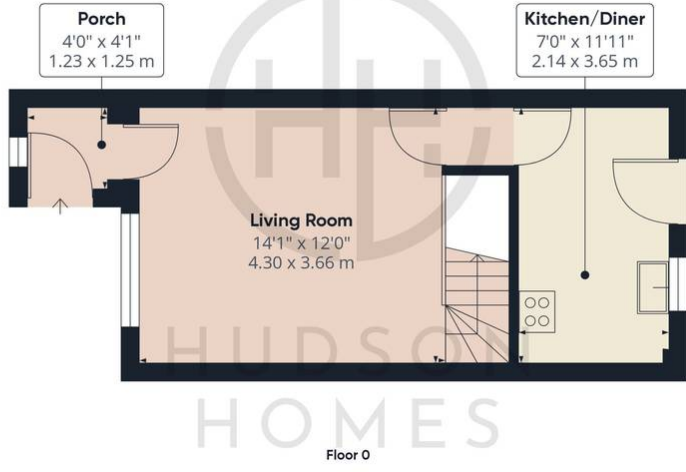


## 17 Albany Walk, Peterborough

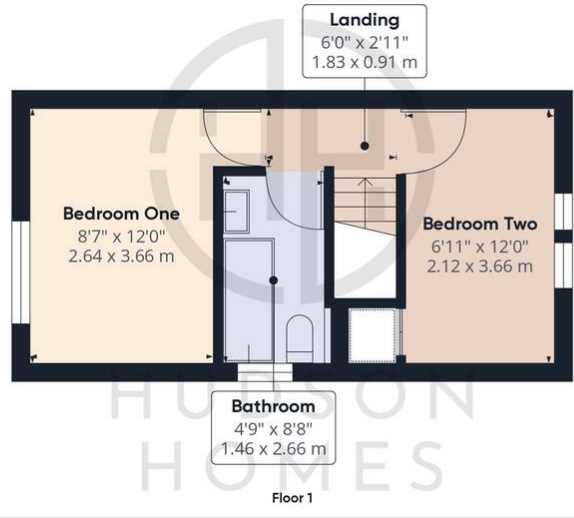
£185,000 Freehold

IDEAL 1ST TIME BUY • INVESTORS CURRENT TENANTS ARE PAYING £825 pcm RENT • NO FORWARD CHAIN • COUNCIL TAX BAND B £1620 • ELECTRIC HEATING & uPVC DOUBLE GLAZING • GOOD SIZE ENCLOSED REAR GARDEN • DRIVEWAY PARKING FOR 2/3 VEHICLES • 2 MILES TO PETERBOROUGH TRAIN STATION & CITY CENTRE • SHORT WALK TO SHOPS, SCHOOLS & LOCAL AMENITIES • VIEWING RECOMMENDED





Approximate total area<sup>(1)</sup>  
561.02 ft<sup>2</sup>  
52.12 m<sup>2</sup>



(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.  
Calculations are based on RICS IPMS 3C standard.

GIRAFFE360