



66 Sycamore Avenue, Peterborough

£225,000 Freehold

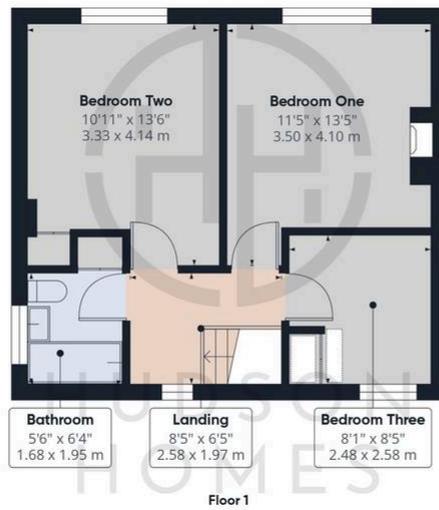
Offered for sale with no forward chain, allowing for a smooth and potentially quicker purchase • Updating required, offering an excellent opportunity to personalise and add value • Scope for extension (STPP), offering future development potential • Two ground floor store rooms and a WC, offering excellent potential for conversion, subject to requirements • Two reception rooms, offering versatile living and entertaining space • Bathroom replaced within the last five years, featuring a shower over the bath • Replacement Glow-worm combination boiler, offering excellent energy efficiency and benefiting from a rear access gate • On-street parking, offering convenient access to the property via Larch Grove • Internal floor area approximately 1,200 sq ft • Council Tax Band B - approximately £1,700 per annum • Close to local amenities, providing excellent convenience for everyday living



HUDSON
HOMES



Approximate total area⁽¹⁾
985 ft²
91.6 m²



(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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