



32 Boleyn Avenue

PE2 9RA

Offers in the region of £355,000

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Well maintained House of Multiple Occupancy (HMO) on Boleyn Avenue, a popular part of Sugar Way.

This property comprises of;

Ground Floor- entrance hall with door to the garage, w/c and understairs cupboard. Kitchen/Diner with double doors to the garden.

First Floor- landing, two rental rooms, lounge with double doors to the balcony, study and bathroom.

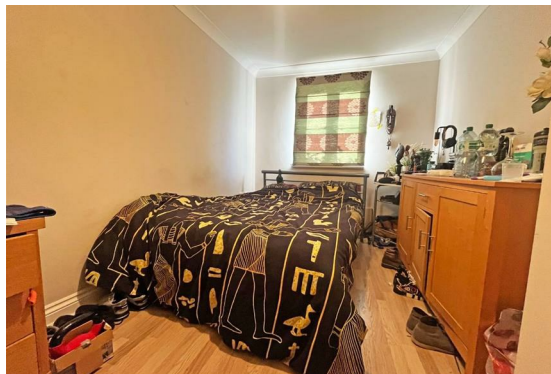
Second Floor- landing with airing cupboard, three rental rooms, one with an en suite, further bathroom.

Third Floor- one rental room with en suite.

Outside- driveway to the front, enclosed rear garden mainly laid to lawn with established plants.

This property is within easy reach of local amenities and major transport links. The total income for this property is in the region of £38,500 per annum.

Tenure: Freehold
Council Tax Band: E





Ground Floor

Entrance Hall

Garage

Kitchen/Diner

18'5" max x 15'8" max (5.62m max x 4.79m max)

W/C

First Floor

Landing

Lounge

18'6" max x 9'1" max (5.66m max x 2.77m max)

Room Six

18'4" max x 8'3" max (5.60m max x 2.52m max)

Rents For £440 PCM

Room Three

9'6" x 9'1" (2.91m x 2.78m)

Rents For £550 PCM & Includes The Study

Study

7'6" x 5'10" (2.30m x 1.79m)

This Room Cant Be Rented



Bathroom

Second Floor

Landing

Room One

11'7" x 9'8" (3.55m x 2.96m)

Rents For £550 PCM

En Suite

Room Two

13'10" x 7'10" (4.22m x 2.40m)

Rents For £485 PCM

Room Four

13'1" max x 7'4" max (3.99m max x 2.24m max)

Rents For £475 PCM

Bathroom

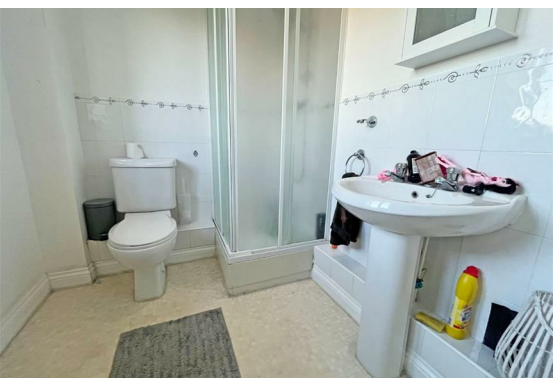
Third Floor

Room Five

23'10" max x 12'4" max (7.27m max x 3.78m max)

Rents For £625 PCM

En Suite Shower Room



Floor Plan



Viewing

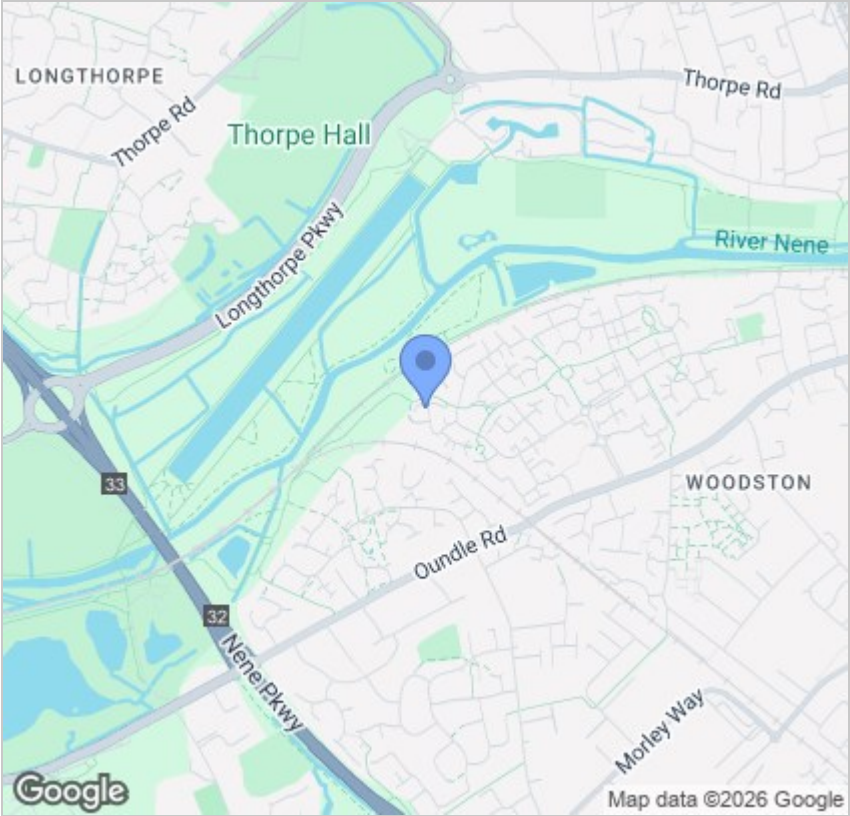
Please contact our Orton Office on 01733 852257 if you wish to arrange a viewing appointment for this property or require further information.

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Area Map



Energy Efficiency Graph

