

**wilson&co**<sup>TM</sup>



**HUGE 7/8 BED HMO OPPORTUNITY**

**Kitchen on ground floor as well as first**

**Within close proximity to the city centre**

**Investment Opportunity**

**Extended**

**Downstairs & Upstairs bathroom**



**St. Pauls Road**  
Peterborough, PE1 3DW

**Offers Over £300,000**

## HUGE 7/8 BED HMO OPPORTUNITY

**\*\* Motivated seller and ready to move with NO ONWARD CHAIN\*\***

This substantial sized property is ideally located close to Peterborough city centre and offers versatile living with the potential to split into self contained flats.

Inside the property comprises of an entrance hall with original ornate ceramic tiled flooring, stairs leading to the first floor and a storage cupboard. This leads onto the lounge which has an open fireplace complete with marble surround and double glazed windows to the front of the property. The ground floor is also home to two more reception rooms which can be used for anything from a snug to a games room or even a home office. Leading off from the kitchen a utility room has been created using the side elevation of the property which also includes a downstairs w.c. A second w.c is also available on the ground floor which boasts a shower unit as well as hand basin and toilet.

The rear of the property has had an additional extension which generates an open planned living, kitchen, diner area which benefits from access to the rear garden and velux windows making the space light and airy.

Upstairs the property has five bedrooms, one of which has an ensuite shower room. There is also a family bathroom and kitchenette.

Outside the property has off road parking to the front of the property for at least two cars. The garden to the rear of the property is blank canvass and allows any keen gardener the opportunity to put their own stamp and create their very own sun trap.

Want to know more on how this property can work for you from an investment prospective or if you would like to make it your next family home...  
Call the office today on 01733 893520

### Measurements:

Entrance Hall

Lounge: 12'10" x 11'8"

Reception room two: 11'8" x 12'7"

Utility: 4'10" x 22'8"

Cloakroom

Reception Room Three: 10'10" x 15'7"

Shower Room

Sun Room: 10'9" x 14'6"

Dining Area: 8'11" x 15'5"

Kitchen Area: 8'11" x 18'7"

Bedroom: 12'9" x 11'9"

Bedroom: 7'7" x 15'1"

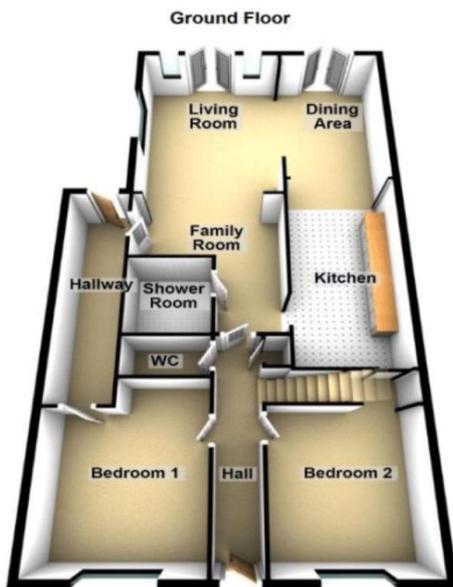
Jack & Jill Bathroom

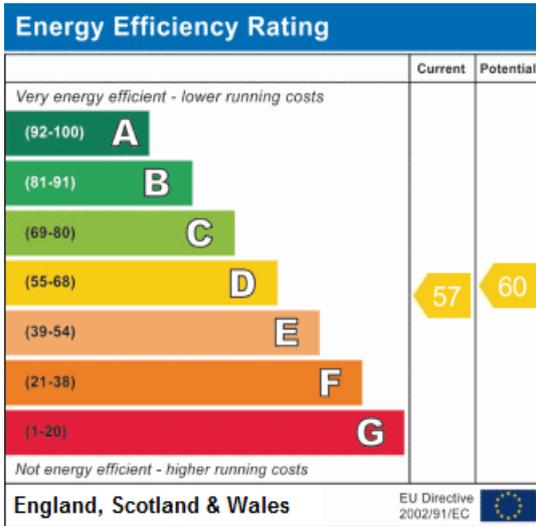
Kitchen: 10' x 7'2"

Bedroom: 10' x 7'9"

Bedroom: 14'7" x 10'8"

En-Suite





Address:  
St Pauls Road

