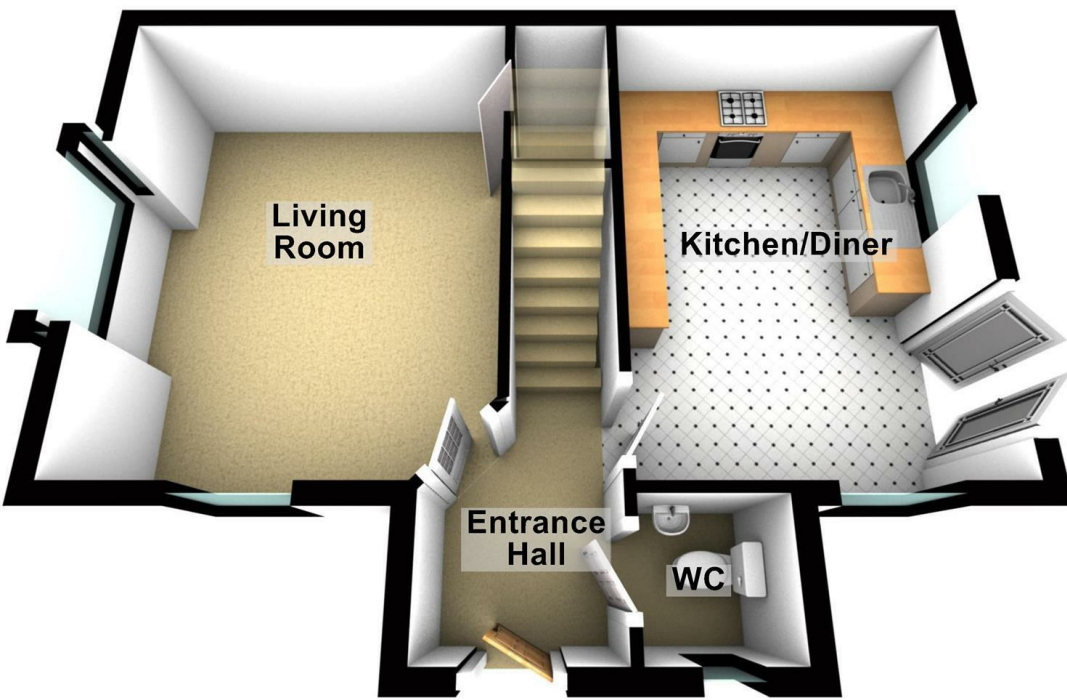


Ground Floor



ENTRANCE HALL

CLOAKROOM

LIVING ROOM

KITCHEN/DINING AREA

LANDING

BEDROOM 1

ENSUITE SHOWER ROOM

BEDROOM 2

BEDROOM 3

BATHROOM



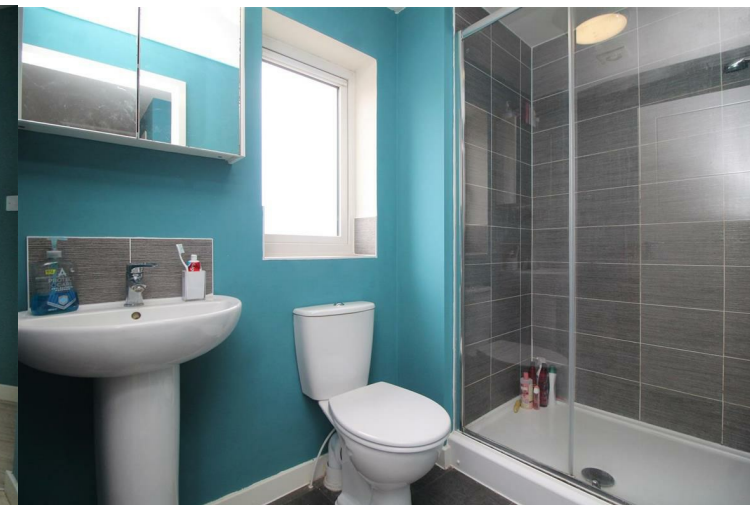
**Woodcock Holmes**  
 First Floor Offices, 4 Office Village  
 Hampton, Peterborough PE7 8GX  
 01733 303111  
 info@woodcockholmes.co.uk



These particulars do not constitute part or all of an offer of contract. The measurements are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to re-check measurements before committing to any expense. Woodcock Holmes have not tested any apparatus, equipment, services, fixtures or fittings and it is in the buyer's interest to check the working condition of appliances. Floorplans are for illustration purposes only and are not to scale. Woodcock Holmes has sought not to verify the legal title of the property. Buyers not obtain such verification from their solicitors.

**1 Chamberlain Way**  
 Peterborough, PE4 7EB  
 £1,395 Per Month





## 1 Chamberlain Way Peterborough PE4 7EB

A modern detached house, perfectly suited as a family home, overlooking green space with a good-sized rear garden benefitting from being on a corner plot. The property is in good condition throughout, benefits from an EPC rating B and is still within its NHBC warranty! Call our office to arrange a viewing before it is too late!

- DETACHED FAMILY HOME
- CORNER PLOT
- VIEWS OVER GREENBELT & FIELDS
- DRIVEWAY WITH PARKING FOR X2
- THREE BEDROOMS
- SPACIOUS LIVING ROOM WITH BAY WINDOW
- KITCHEN DINER
- PRIVATE REAR GARDEN
- ENSUITE TO MAIN BEDROOM
- EPC RATING B

Viewings: By appointment  
£1,395 Per Month

### ENTRANCE HALL

Part glazed composite door, vinyl flooring, stairs to first floor and radiator.

### CLOAKROOM

UPVC double glazed obscure window to front. Fitted with a two piece suite comprising pedestal wash hand basin with tiled splashbacks, WC, radiator and vinyl floor.

### LIVING ROOM

14'7" x 11'6"  
UPVC double glazed box window to side and uPVC double glazed window to front. Radiators and under stairs cupboard.

### KITCHEN DINER

14'7" x 10'6"  
UPVC double glazed windows to front and side and uPVC French doors to garden. The kitchen is fitted with a matching range of base and eye level units with work surface over, one and half bowl stainless steel sink and drainer unit with mixer tap, space for fridge/freezer, space and plumbing for washing machine and space for tumble dryer. Integrated electric oven and four ring gas hob with extractor hood over, wall mounted Ideal Logic combi boiler and radiator.

### LANDING

UPVC double glazed window to rear and radiator.

### BEDROOM 1

9'2" x 13'7" max  
UPVC double glazed window to front, over stairs storage cupboard and radiator. Access to loft.

### ENSUITE SHOWER ROOM

4'7" x 8'2"  
UPVC double glazed opaque window to front. Fitted with a three piece suite comprising pedestal wash hand basin, WC, oversized fully tiled shower cubicle with glass doors, part tiled walls, radiator, extractor fan and vinyl floor.

### BEDROOM 2

11'6" x 7'7"  
UPVC double glazed window to front and UPVC double glazed window to side, fitted carpet, radiator.

### BEDROOM 3

8'3" x 6'7"  
UPVC double glazed window to side, fitted carpet and radiator.

### BATHROOM

UPVC double glazed opaque window to side. Fitted with a three piece suite comprising pedestal wash hand basin with tiled splashbacks, WC, panelled bath with shower over. Part tiled walls, extractor fan, radiator and vinyl floor.

### OUTSIDE

A lawn area surrounds the property, there is a path to the front door and a driveway offers off road parking for two cars to the rear of the property, there is single gated access to the rear garden off the drive. The rear garden which is fully enclosed with timber fencing, mainly laid to lawn, gravel area just off the kitchen's French doors.

### SURROUNDING AREA

Peterborough is a Cathedral City with good rail and road network links Gunthorpe is a residential area to the north of the City of Peterborough and is within close proximity to a primary school, shops and public houses. Gunthorpe is a short drive to the Werrington Village which is the original part of the area with shopping and schooling.

### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>95</b>
(81-91) <b>B</b>	<b>83</b>	
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		

**England & Wales** EU Directive 2002/91/EC

### Environmental Impact (CO<sub>2</sub>) Rating

	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		

**England & Wales** EU Directive 2002/91/EC