



**Woodcock Holmes**  
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Peterborough PE2 6FL

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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.

**35 Staverton Road**  
Peterborough, PE4 6LY  
£1,250 PCM





35 Staverton Road

Peterborough

PE4 6LY

- 3 DOUBLE BEDROOMS
- EN SUITE TO THE MASTER BEDROOM
- SMALL LOW MAINTENANCE REAR GARDEN
- LARGE GARAGE WITH SPACE FOR WORKSHOP
- DRIVEWAY TO THE FRONT
- GAS CENTRAL HEATING
- DOUBBLE GLAZING
- CLOSE TO LOCAL AMENITIES

Viewings: By appointment

£1,250 PCM

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
	(92 plus) A	
	(81-91) B	79
	(69-80) C	
	(55-68) D	58
	(39-54) E	
	(21-38) F	
(1-20) G		
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) A	
	(81-91) B	
	(69-80) C	
	(55-68) D	
	(39-54) E	
	(21-38) F	
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales		EU Directive 2002/91/EC