



**Woodcock Holmes**  
20a Tesla Court, Innovation Way,  
Peterborough PE2 6FL  
  
01733 303111  
info@woodcockholmes.co.uk

**rightmove**  
find your happy

**The Property  
Ombudsman**

**Zoopla**

**THE  
GUILD  
PROPERTY  
PROFESSIONALS**

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.

**84 Walgrave**  
Orton Malborne, PE2 5NS  
£995 Per Month





84 Walgrave

Orton Malborne



PE2 5NS

- BRAND NEW FLOORING THROUGHOUT
- RECENTLY REDECORATED
- GAS CENTRAL HEATING
- UPVC DOUBLE GLAZING
- ENCLOSED REAR GARDEN
- CLOSE TO LOCAL AMENITIES
- AVAILABLE NOW
- EXCELLENT CONDITION
- 2 GOOD SIZE BEDROOMS

Viewings: By appointment

£995 Per Month



| Energy Efficiency Rating  |         |   |
|---|---------|---|
|   | Current | Potential   |
| Very energy efficient - lower running costs                     |         |   |
| (92 plus) A   |         |   |
| (81-91) B   |         |   |
| (69-80) C   |         |   |
| (55-68) D   | 68      |   |
| (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  |