



Woodcock Holmes
20a Tesla Court, Innovation Way,
Peterborough PE2 6FL

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 Tanglewood
Peterborough, PE4 5DH
£1,100 PCM




**1 Tanglewood
Peterborough
PE4 5DH**

Modernised 3 bedroom Semi Deatched house set in a popular location close to local amenities. The property consists of Entrance Porch, LoungeDiner, Kitchen with free standing Electric Oven, 2 Double Bedrooms, 1 Single Bedroom and family bathroom with 4 piece fitted suite including shower, bath, wash hand basin and WC. The

- CUL DE SAC LOCATION
- GOOD SIZE BEDROOMS
- GARAGE AND DRIVEWAY
- GAS CENTRAL HEATING
- UPVC DOUBLE GLAZING
- CLOSE TO LOCAL AMENITIES
- ENCLOSED REAR GARDEN
- GOOD CONDITION

Viewings: By appointment
£1,100 PCM

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		84
(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 ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions		
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