



## 3 DERWENT HOUSE

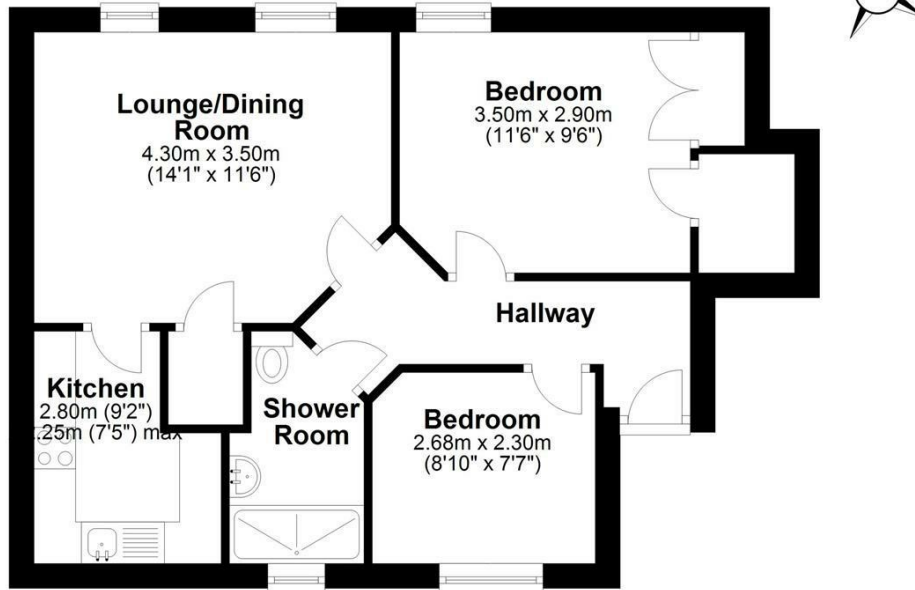
OUNDLE, PE8 4FE

£140,000  
LEASEHOLD

An attractive GROUND FLOOR apartment with two bedrooms, set within a courtyard development and off-road parking - part of a scheme for the over 55's.

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## Ground Floor



**Total Approx Gross Internal Floor Area = 52 sq/m (551 sq/ft)**

FOR IDENTIFICATION PURPOSES ONLY - NOT TO SCALE



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			74
(55-68) D	55		
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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