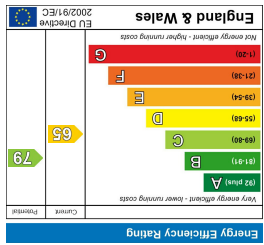
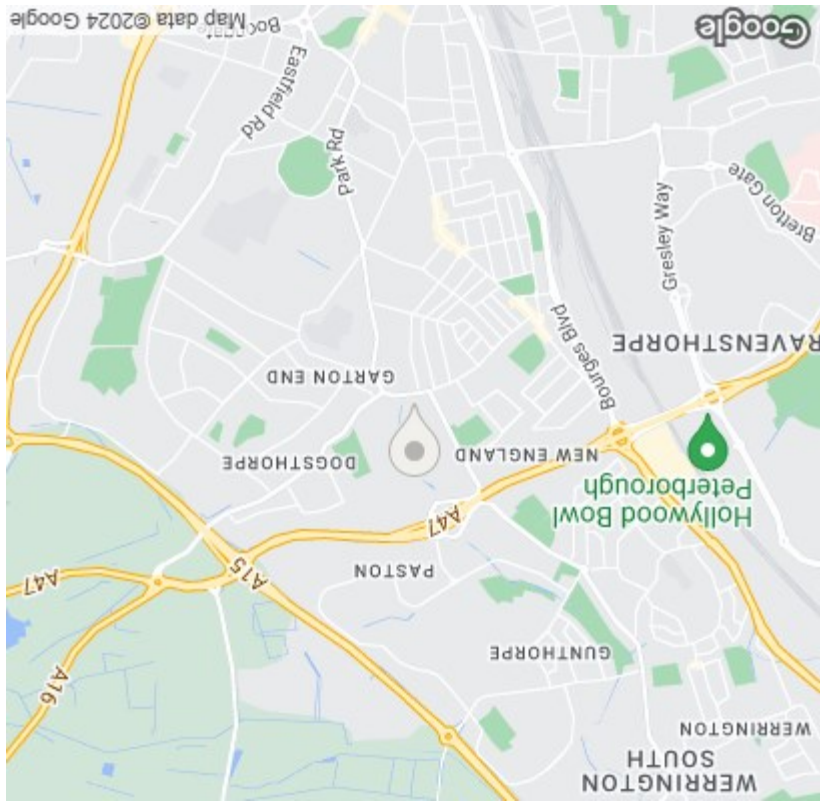


Disclaimer Important Notice in accordance with the Property Misdescriptions Act (1991) we have prepared these Sales Particulars as a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. Neither has the Agent checked legal documentation to verify the legal status of the property or the validity of any guarantee. All photographs, measurements, floorplans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts. PLEASE NOTE: IF THE PROPERTY IS BEING PURCHASED AS BUY TO LET, YOU SHOULD CONSIDER WHETHER SELECTIVE LICENSING IS APPLICABLE. YOU MAY FIND THE FOLLOWING LINK USEFUL- <https://www.peterborough.gov.uk/residents/housing/selective-licensing/selective-licensing-areas/>



Energy Efficiency Graph



Area Map



Floor Plan

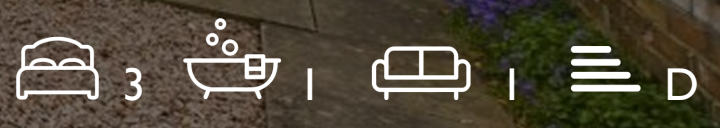
Please contact our City & County Estate Agents - Peterborough Office on 01733 563965 if you wish to arrange a viewing appointment for this property or require further information.

Viewing



Woodcote Close
Peterborough, PE1 3RP

£230,000 - Freehold , Tax Band - B



Woodcote Close

Peterborough, PE1 3RP

*** Offered to the market with NO FORWARD CHAIN is this IDEAL STARTER HOME! ***
City and County are excited to market this EXTENDED THREE bedroomed SEMI-DETACHED starter home, located in a desirable CUL-DE-SAC in central Peterborough. Offering easy access to local amenities, transport links and local schooling within walking distance. The property has huge potential to add your own stamp and customise to your own preferences. The property comes with off road parking, a detached garage and an enclosed rear garden!

Briefly comprising, an entrance porch to the front, a good size living room and separate kitchen/dining room that is fitted with a range of matching base and eye level units, with space for a washing machine, an oven with a gas cooker and extractor hood over, and a fridge/freezer. There is a cloakroom and rear porch. Upstairs benefits from three bedrooms, and a three-piece bathroom comprising a bath with shower over, a WC, and a wash hand basin. The third bedroom is currently in use as an office/dressing room. To the rear, offers a low maintenance garden comprising a patio and lawned area. There is gated side access to the front and a detached single garage. To the front, there is a courtyard garden and driveway. Please call for a viewing today. Virtual tour available.

- Entrance Hall**
3'9" x 4'0"
- Living Room**
15'2" x 11'3"
- Kitchen/Diner**
10'4" x 14'6"
- Understairs Storage**
8'7" x 3'0"
- Hallway**
2'11" x 4'6"
- WC**
3'10" x 4'5"
- Landing**
2'8" x 8'4"
- Master Bedroom**
8'6" x 9'6"



- Bathroom**
6'3" x 5'7"
- Bedroom Two**
10'4" x 7'3"
- Bedroom Three**
10'4" x 7'0"
- Garage**
18'4" x 9'8"
- EPC - D**
65/79
- Tenure - Freehold**

IMPORTANT LEGAL INFORMATION

Material Information

Property construction: Standard
Community Green Space Charge: No
Electricity supply: Mains electricity
Solar Panels: No
Other electricity sources: No
Water supply: Mains
Sewerage: Mains
Heating: Gas Combi Boiler & Radiators
Heating features:
Broadband: up to 1000Mbps
Mobile: EE - Great, O2 - Great, Three - Great, Vodafone - Great

Parking: Garage, Driveway, On Street
Building safety issues: No
Restrictions - Listed Building: No
Restrictions - Conservation Area: No
Restrictions - Tree Preservation Orders: No
Public right of way:
Long-term flood risk: No
Coastal erosion risk: No
Planning permission issues: No
Accessibility and adaptations:
Coal mining area: No
Non-coal mining area: Yes
Energy Performance rating: Awaiting

All information is provided without warranty.

The information contained is intended to help you decide whether the property is suitable for you. You should verify any answers which are important to you with your property lawyer or surveyor or ask for quotes from the appropriate trade experts: builder, plumber, electrician, damp, and timber expert.

