

Ground Floor



First Floor



ENTRANCE HALL

LIVING ROOM

STUDY

DINING ROOM

KITCHEN

UTILITY ROOM

CLOAKROOM

SHOWER ROOM

LANDING

BEDROOM 1

ENSUITE SHOWER ROOM

BEDROOM 2

BEDROOM 3

BEDROOM 4

BATHROOM

DOUBLE GARAGE



woodcockholmes.co.uk



Woodcock Holmes  
First Floor Offices, 4 Office Village  
Hampton, Peterborough PE7 8GX  
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.

Humphrys Street  
Peterborough, PE2 9RH  
£375,000



## Humphrys Street Peterborough PE2 9RH

Don't miss out on this spacious detached house benefitting from three reception rooms, four bedrooms, double garage and within easy access to Peterborough city centre and Ferry Meadows country park - available with No Forward Chain!

- NO FORWARD CHAIN
- DETACHED HOUSE
- EASY ACCESS TO CITY CENTRE
- CLOSE TO FERRY MEADOWS
- DOUBLE GARAGE & PARKING
- THREE RECEPTION ROOMS
- KITCHEN BREAKFAST ROOM
- FOUR BEDROOMS
- ENSUITE TO MAIN BEDROOM
- PRIVATE REAR GARDEN

Viewings: By appointment  
£375,000

### ENTRANCE HALL

Door to front, stairs to first floor, access to:

### LIVING ROOM

17'4" x 11'5"

Fitted carpet, fireplace, bay window to front, patio doors to rear, radiator x2.

### STUDY

6'5" x 10'3"

Bay window to front, fitted carpet, radiator.

### DINING ROOM

Bay window to side, radiator.

### KITCHEN/BREAKFAST ROOM

12'8" x 11'7"

Patio door to left side, double glazed window to right side. Fitted kitchen with a matching range of base and eye level units, fitted worktops with tiles behind, fitted electric oven, four ring gas hob, fitted stainless steel sink drainer.

### UTILITY ROOM

6'1" x 11'7"

Door to left side, window to right side, fitted worktop with space for white goods and fitted sink drainer.

### CLOAKROOM

4" x 5'10"

Obscure double glazed window to rear, two piece suite.

### SHOWER ROOM

2'9" x 5'10"

Fitted shower cubicle.

### LANDING

Fitted carpet, airing cupboard, access to all rooms.

### BEDROOM 1

Double glazed window to front and rear, radiator, access to ensuite.

### ENSUITE SHOWER ROOM

Obscure double glazed window to rear, three piece suite.



### BEDROOM 2

double glazed window to both sides, radiator.

### BEDROOM 3

double glazed window to side, radiator.

### BEDROOM 4

double glazed window to front, radiator.

### OUTSIDE

There is a private rear garden enclosed by timber fencing and mainly laid to lawn.

### GARAGE

Double brick built garage with x2 up and over doors, parking for x4 vehicles in front on the tarmac driveway.

### SURROUNDING AREA

Peterborough is a Cathedral City with good rail and road network links. The property is situated within close proximity of the City Centre, Queensgate Shopping Centre, Railway Station and many more facilities. Good schooling, bus stop, dentists and doctors are all nearby with Ferry Meadows a short drive away.

### TENURE

Freehold.

### SERVICES

Every effort has been made to omit any fixtures belonging to the Vendor in the description of the property and the property is sold subject to the Vendor's right to the removal of, or payment for, as the case may be, any such fittings etc whether mentioned in these particulars or not.

### FIXTURES & FITTINGS

Mains water, gas, electricity and drainage are all connected. None of these services or appliances have been tested by the agents.

### INVESTMENT INFORMATION

If you are considering this property BUY TO LET purposes, please call our Property Management team on 01733 303111. They will provide free expert advice on all aspects of the lettings market including potential rental yields for this property.

### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>85</b>
(69-80) <b>C</b>	<b>73</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		

England & Wales EU Directive 2002/91/EC