

Ground Floor



PORCH

CLOAKROOM

LIVING ROOM

KITCHEN/DINER

First Floor



LANDING

BEDROOM 1

BEDROOM 2

BEDROOM 3

BATHROOM



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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.

18 Swan Gardens
Peterborough, PE1 4SB
£225,000



18 Swan Gardens Peterborough PE1 4SB

This well-presented, modern, end terrace house is in good condition throughout and ready to move straight in! The property is close to local traffic links and within easy access to Peterborough City Centre. The property features; parking, garden space, three bedrooms, kitchen/diner, bathroom, cloakroom & living room.

- MODERN END TERRACE HOUSE
- GOOD CONDITION THROUGHOUT
- THREE BEDROOMS
- OFF ROAD PARKING
- SPACIOUS GARDEN
- KITCHEN DINER
- DOWNSTAIRS CLOAKROOM
- PRIVATE REAR GARDEN
- EASY ACCESS TO CITY CENTRE
- GAS CENTRAL HEATING

ENTRANCE PORCH

6'5" x 3'1"
Door to front, leading into the porch area with access to:

CLOAKROOM

Obscure UPVC double glazed window to front, two-piece suite with wash hand basin and low-level WC.

LIVING ROOM

15'9" x 14'6"
UPVC double glazed window to front, laminate flooring, radiator, stairs to first floor.

KITCHEN DINER

8'3" x 14'6"
UPVC double glazed window and UPVC double glazed french doors to rear garden. The kitchen is fitted with a matching range of base and eye-level units with fitted worktops. Fitted electric oven with 5 ring gas hob above, splash guard behind and extractor fan fitted above. Fitted sink drainer, space for fridge freezer, and space for washing machine. The dining area has space for a table and chairs, a radiator, and storage space under the stairs.

LANDING

UPVC double glazed window to side, fitted carpet, access to:

BEDROOM 1

13'4" x 8'4"
UPVC double glazed window to front, fitted carpet, radiator.

BEDROOM 2

10'9" x 8'1"
UPVC double glazed window to rear, laminate flooring, radiator.

BEDROOM 3

10'3" max x 6"
UPVC double glazed window to front, laminate flooring, radiator, storage cupboard over stairs.

BATHROOM

Obscure UPVC double glazed window to rear. Three-piece bathroom with vanity wash hand basin unit with splashback tiles behind, low-level WC and a bath with fully tiled splashback walls behind, shower screen and fitted power shower with waterfall style shower head. Extractor fan and chrome towel rack style radiator.

OUTSIDE

The front of the property is easily maintained and is laid with block paving and a tarmac driveway to the side of the property leading up to a single wooden gate providing access to the garden.
The rear garden isn't overlooked, it is laid with patio and lawn area.

SURROUNDING AREA

Peterborough is a Cathedral City with good rail and road network links. The property is situated within close proximity City Centre, Town Park, Regional College & University Centre Peterborough, 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 & TAX BAND

Freehold. Tax Band B

SERVICES

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

FIXTURES & FITTINGS

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.

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
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		89
(81-91) B		
(69-80) C	72	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales		EU Directive 2002/91/EC

Viewings: By appointment
£225,000