

Ground Floor

ENTRANCE PORCH

1.24m x 0.94m
(4'1" x 3'1")

LOUNGE / DINER

7.32m x 3.12m
(24'0" x 10'3")

KITCHEN

2.97m x 2.97m
(9'9" x 9'9")

UTILITY ROOM

3.51m x 2.51m
(11'6" x 8'3")

STORE ROOM

1.80m x 2.51m
(5'11" x 8'3")



First Floor

LANDING

BEDROOM 1

3.18m x 3.23m
(10'5" x 10'7")

BEDROOM 2

4.06m x 2.54m
(13'4" x 8'4")

BEDROOM 3

3.20m x 2.95m
(10'6" x 9'8")

FAMILY BATHROOM

2.34m x 2.49m
(7'8" x 8'2")



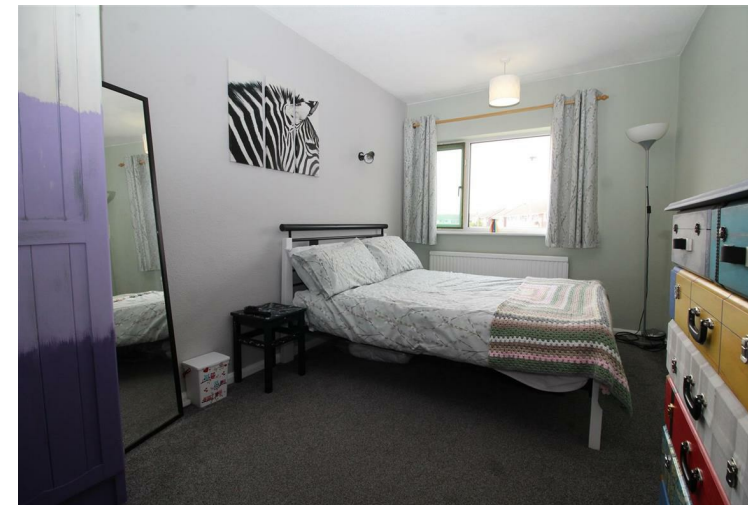
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These particulars do not constitute part or all of an offer of contract. The measurements are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to re-check measurements before committing to any expense. 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.

Windrush Drive
Paston, Peterborough, PE4 7XD
£220,000



Windrush Drive Paston, Peterborough PE4 7XD

THE IDEAL FAMILY HOME! Benefitting from plenty of space with three double bedrooms and a good condition throughout - this house is ready for you to move straight into, featuring a stylish kitchen, modern shower room, beautiful private landscaped garden space and ample off road parking.

- PERFECT FAMILY HOME
- IDEAL FOR FIRST TIME BUYERS
- OPEN PLAN LOUNGE DINER
- GAS CENTRAL HEATING
- UPVC DOUBLE GLAZED
- THREE DOUBLE BEDROOMS
- OFF ROAD PARKING
- MODERN KITCHEN
- STYLISH THREE PIECE SHOWER ROOM
- CALL 01733 303111 TO ARRANGE A VIEWING

Viewings: By appointment
£220,000

ENTRANCE PORCH

4'1" x 3'1"

UPVC door to front, UPVC double glazed window to side, tiled flooring, door into lounge diner.

LOUNGE / DINER

24'0" x 10'3"

Dual aspect UPVC double glazed windows to front and rear. Gloss effect wooden flooring, television and telephone points, x2 radiators.

KITCHEN

9'9" x 9'9"

UPVC double glazed window and UPVC double glazed obscure glass door to rear. Matching range of base and eye level units with fitted worktops. Fitted sink with drying area, space for oven, integrated dishwasher and washing machine, space for fridge freezer. Access to utility space and store room.

UTILITY ROOM

11'6" x 8'3"

Vinyl flooring, power and lighting, space for tumble dryer and fridge freezer, wooden door leading to the store room.

STORE ROOM

5'11" x 8'3"

Up and over garage door to front, water tap, power and lighting.

LANDING

Fitted carpet, loft access, one radiator.

BEDROOM 1

10'5" x 10'7"

UPVC double glazed window to front, fitted carpet, television point, one radiator.

BEDROOM 2

13'4" x 8'4"

UPVC double glazed window to front, fitted carpet, television point, one radiator.

BEDROOM 3

10'6" x 9'8"

UPVC double glazed window to rear, laminate flooring, x2 double full height wardrobes, one radiator.

FAMILY SHOWER ROOM

7'8" x 8'2"

UPVC double glazed obscure window to rear. Three-piece suite comprising of a low-level wc and pedestal wash hand basin with storage space fitted under, double walk-in shower cubicle with screen guard and power shower fitted over, fully tiled walls surrounding the shower, airing cupboard, towel rack style radiator.

OUTSIDE

FRONT: Open front supplying off road parking for several vehicles. Laid concrete and gravelled drive with shrub border to one side.

REAR: Fully enclosed by timber fencing. Patio area leading from the kitchen bordered by raised shrub and flower bed borders with slate chipping base. A raised decking area with fitted bench, electric sockets, gravelled areas, a mix of shrub borders and single garden shed.

SURROUNDING AREA

Situated 3.5 miles from Peterborough City Centre and the Queensgate Shopping Centre, Paston is a residential area to the north and is within close proximity to primary and secondary schools, supermarkets, retail park and public houses. Easy access to A15, A47 and A1M.

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 for 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) A		
(81-91) B		85
(69-80) C	68	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England & Wales

EU Directive
2002/91/EC



Environmental Impact (CO₂) 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		

England & Wales

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