



LIVING ROOM

DININ ROOM

KITCHEN

BATHROOM

BEDROOM 1

BEDROOM 2



Woodcock Holmes
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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.

39 Church Street
 Peterborough, PE4 6QB
 £155,000



**39 Church Street
Peterborough
PE4 6QB**

FANTASTIC INVESTMENT OR FIRST-TIME BUY
TUCKED AWAY IN THE DESIRABLE
WERRINGTON VILLAGE LOCATION,
AVAILABLE WITH NO FORWARD CHAIN! CALL
01733 303111 TO ARRANGE A VIEWING. Call
our office on 01733 303111 for more
information or to arrange a viewing.

- NO FORWARD CHAIN
- POPULAR VILLAGE LOCATION
- MID TERRACE HOUSE
- TWO DOUBLE BEDROOMS
- OPEN LIVING/DINING ROOM
- PRIVATE GARDEN
- CLOSE TO SHOPS AND AMENITIES
- CALL 01733 303111 TO VIEW

Viewings: By appointment
£155,000

LIVING ROOM

11'10" x 11'1"
Door and window to front aspect, laminate flooring, radiator,
open to the dining room.

DINING ROOM

8'11" x 11'1"
Window to rear aspect, laminate flooring, radiator, stairs to first
floor, access to kitchen.

KITCHEN

11" max x 8'5" max
Window and single door to side leading to the courtyard area,
single small window to left aspect. Fitted kitchen with a matching
range of base and eye level units, space for oven, fitted stainless
steel sink drainer, space for washing machine, fitted worktops
with splashback tiles behind.

BATHROOM

5'8" x 8"
Obscure window to side, fitted bath, fitted pedestal wash hand
basin, open to cloakroom.

CLOAKROOM

Obscure window to rear, low level WC.

BEDROOM 1

11'11" x 11'1"
Window to front, laminate flooring, radiator.

BEDROOM 2

8'3" x 8'2"
Window to rear, laminate flooring, radiator, cupboard over stairs
bulkhead.

OUTSIDE

Courtyard area off the kitchen that leads to a shared pathway. The path
leads down to a private garden space mainly laid with a lawn with a
variety of trees and shrubs surrounding.

SURROUNDING AREA

Werrington is a residential area to the north of the City of Peterborough.
Werrington Village is the original part of the area with shopping and
schooling facilities including the Werrington Primary School, Dentist,
Doctors, Post Office, Shops, Pubs, Take Away, Chemist, etc..

TENURE & TAX BAND

Freehold. Council Tax Band - A

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
Very energy efficient - lower running costs		
(92 plus) A		90
(81-91) B		
(69-80) C		
(55-68) D	63	
(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 EU Directive 2002/91/EC