

LIVING ROOM

DININ ROOM

KITCHEN

BATHROOM

BEDROOM 1

BEDROOM 2

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

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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 logal title of the property. Buyers not obtain such verification from their solicitors



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# 39 Church Street Peterborough PE4 6OB

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

# 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**

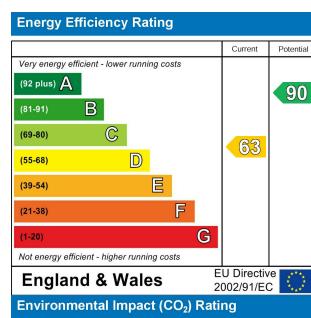
Mains water, gas, electricity and drainage are all connected. None of these services or appliances have been tested by the agents.

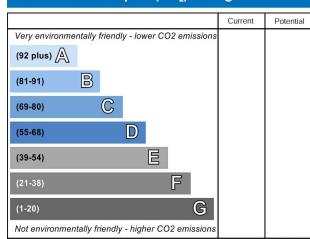
# **FIXTURES & FITTINGS**

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.





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