

ENTRANCE HALL

LIVING ROOM

DINING ROOM

KITCHEN/BREAKFAST ROOM

UTILITY AREA

BATHROOM

LANDING

BEDROOM 1

BEDROOM 2

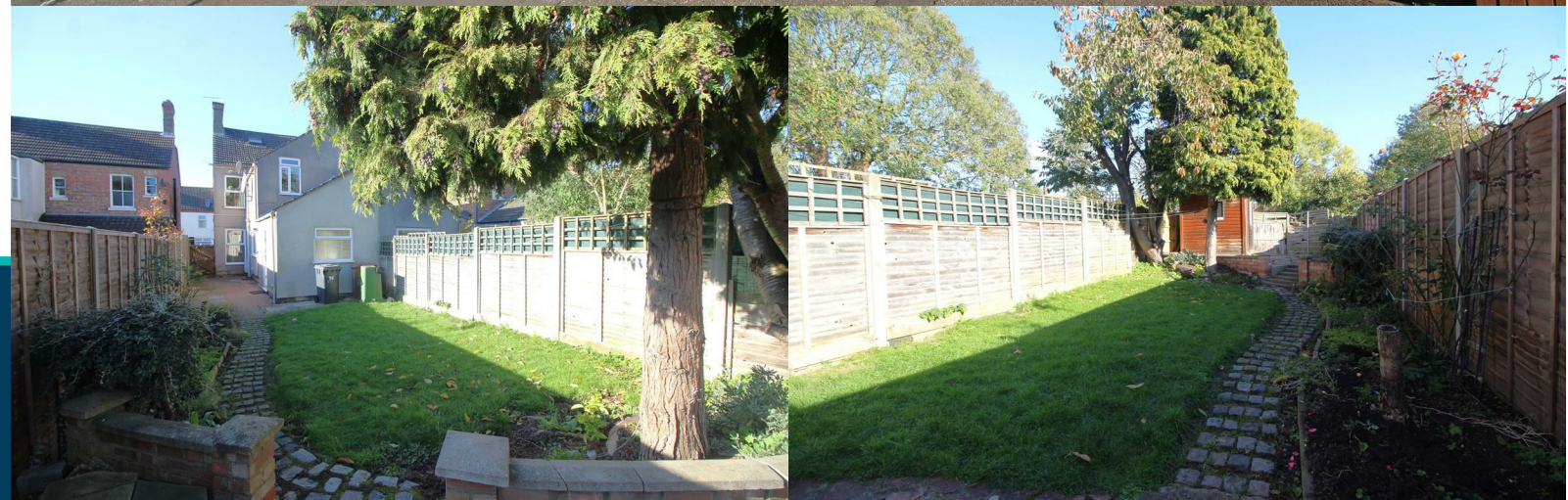
BEDROOM 3

SHOWER ROOM

LOFT AREA



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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.

76 Granville Street
 Peterborough, PE1 2QJ
 £250,000



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This inviting semi-detached house, brimming with character, is the perfect fit for a family home. Recently refreshed, it offers a spacious interior and a secluded rear garden - available with No Forward Chain.

- NO FORWARD CHAIN
- THREE BEDROOMS
- TWO RECEPTION ROOMS
- SPACIOUS KITCHEN/BREAKFAST ROOM
- BATHROOM AND SHOWER ROOM
- PRIVATE REAR GARDEN
- EASY ACCESS TO PETERBOROUGH CITY CENTRE
- EASY ACCESS TO PETERBOROUGH TRAIN STATION
- RECENTLY REDECORATED THROUGHOUT
- CALL 01733 303111 TO VIEW

Viewings: By appointment
£250,000

PROPERTY FEATURES

This inviting semi-detached house, brimming with character, is the perfect fit for a family home. Recently refreshed, it offers a spacious interior and a secluded rear garden. Enjoying a convenient location with easy access to Peterborough city centre and the train station, this property is available with No Forward Chain, making it a exciting option for potential buyers.

You step into a lengthy hallway with stairs leading to the first floor, the ground floor features a dining/sitting room that connects to both the front living room and the open kitchen/breakfast room at the rear. The fitted kitchen offer plenty of storage and worktop space, as well as ample space for dining furniture. A utility space, linked to the kitchen offers access to the rear garden. Completing the ground floor is a well-appointed three-piece family bathroom.

Upstairs, off the landing area, you'll find three bedrooms, with the main bedroom featuring fitted wardrobe space. A three-piece shower room is conveniently located off the landing, and stairs lead up to the versatile loft area.

Outside, a small courtyard at the front leads to a side alley and single gate allowing access to the rear garden space. The garden boasts a concrete patio, a lush lawn, flower bed borders, and a second raised patio area with a timber shed.

Additional features include double glazing, gas central heating, and easy access to public transport links and local amenities. With the added convenience of No Forward Chain, this property presents a comfortable and hassle-free living opportunity.

For more information, or to arrange a viewing, feel free to contact our office at 01733 303111.

ROOM MEASUREMENTS

ENTRANCE HALL

LIVING ROOM 12'8" X 10'4" (3.86m x 3.15m)

DINING ROOM 12'5" x 10'8" (3.78m x 3.25m)

KITCHEN/BREAKFAST ROOM 19'4" x 9" (5.89m x 2.74m)

UTILITY AREA 3'11" x 9'5" (1.19m x 2.87m)

BATHROOM 5'5" x 9" (1.65m x 2.74m)

LANDING

BEDROOM 1 12'5" x 13'5" (3.78m x 4.09m)

BEDROOM 2 12'6" x 7'10" (3.81m x 2.39m)

BEDROOM 3 9'5" x 8'7" (2.87m x 2.62m)

SHOWER ROOM

LOFT AREA

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
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		79
(69-80) C		
(55-68) D	51	
(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