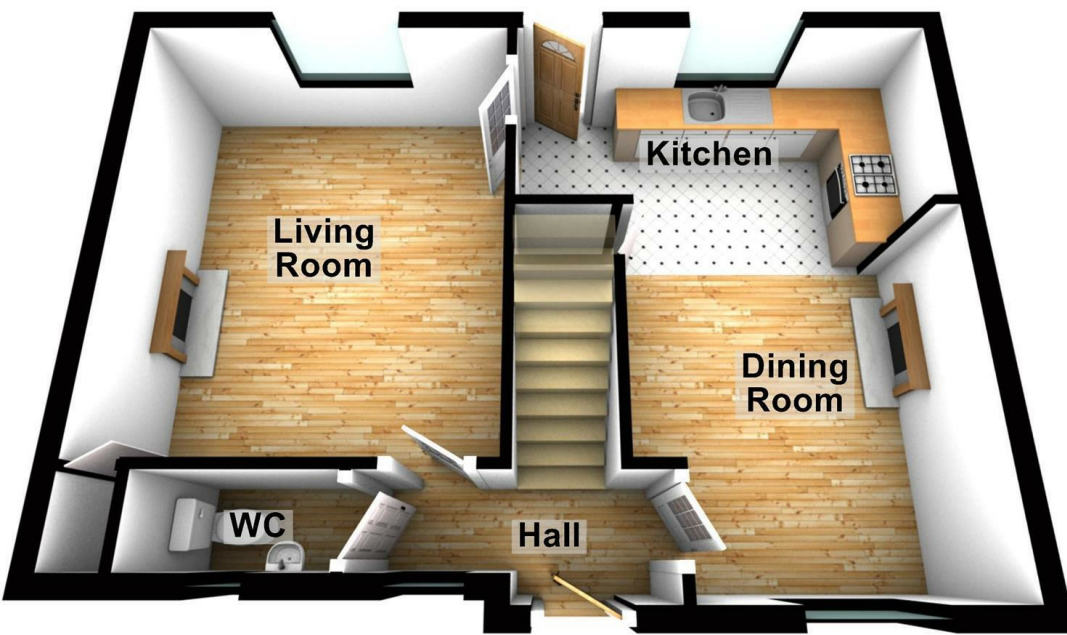


## Ground Floor



ENTRANCE HALL

CLOAKROOM

LIVING ROOM

KITCHEN

DINING AREA

## First Floor



LANDING

BEDROOM 1

BEDROOM 2

BEDROOM 3

**Woodcock Holmes**  
First Floor Offices, 4 Office Village  
Hampton, Peterborough PE7 8GX  
01733 303111  
info@woodcockholmes.co.uk

**rightmove**  
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**The Property Ombudsman**

**Zoopla**

**THE GUILD**  
PROPERTY PROFESSIONALS

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.

woodcockholmes.co.uk

**W H**  
WOODCOCK HOLMES



**56 Orton Avenue**  
Peterborough, PE2 9HJ  
£240,000





## 56 Orton Avenue Peterborough PE2 9HJ

This semi-detached house offers the ideal location, plot and potential for anyone looking to create their ideal long term family home. Within easy access to Peterborough centre, short drive to Ferry Meadows and within easy access to public transport, travel links and all amenities, shops, pubs, takeaways and schools.

- NO FORWARD CHAIN
- THREE BEDROOMS
- SEMI-DETACHED HOUSE
- SPACIOUS REAR GARDEN
- OFF ROAD PARKING TO FRONT
- OPEN PLAN KITCHEN DINER
- DOWNSTAIRS CLOAKROOM
- IN NEED OF MODERNISING
- PLENTY OF POTENTIAL
- CALL OUR OFFICE TO VIEW

Viewings: By appointment  
£240,000

### ENTRANCE HALL

UPVC door to front, stairs to first floor, access to cloakroom, living room and dining area.

### CLOAKROOM

Obscure window to front, WC and wash hand basin.

### LIVING ROOM

14'0" x 11'8"  
Window to rear, store cupboard, radiator.

### KITCHEN/DINER

6'3" x 13'3" kitchen | 12'6" x 9'10" diner  
Window and single door to rear, Fitted with a matching range of base and eye level units, fitted sink drainer, fitted worktops, space for oven and white good., open into a dining area with store cupboard under the stairs, window to side and front, radiator.

### FIRST FLOOR LANDING

5'10" x 9'8"  
Window to rear, radiator, access to all rooms.

### BEDROOM 1

12'6" x 9'10"  
Window to front, store cupboard, airing cupboard, radiator.

### BEDROOM 2

8'11" x 12'0"  
Window to front, radiator.

### BEDROOM 3

7'10" x 8'7"  
Window to rear, radiator.

### BATHROOM

Obscure window to rear, three piece suite fitted with WC, wash hand basin and bath.

### OUTSIDE

Front garden laid with gravel and supplying parking, bordered by small fencing, leading to the front of the property.  
The rear garden is a good size, laid with a mixture of shrubs, flower beds and trees.

### TENURE

Freehold.

### SERVICES

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

### MARKETING INFORMATION

Every effort has been made to ensure that these details are accurate and not misleading please note that they are for guidance only and give a general outline and do not constitute any part of an offer or contract. All descriptions, dimensions, warranties, reference to condition or presentation or indeed permissions for usage and occupation should be checked and verified by yourself or any appointed third party, advisor or conveyancer.

None of the appliances, services or equipment described or shown have been tested.

### 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) <b>A</b>		<b>87</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>65</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		

England & Wales EU Directive 2002/91/EC

### Environmental Impact (CO<sub>2</sub>) Rating

	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		

England & Wales EU Directive 2002/91/EC