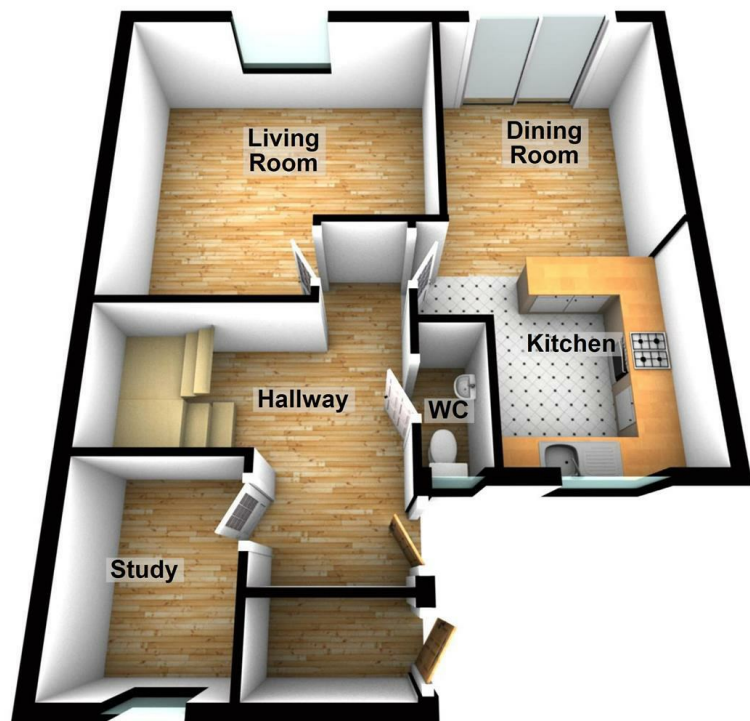


Ground Floor



ENTRANCE HALL

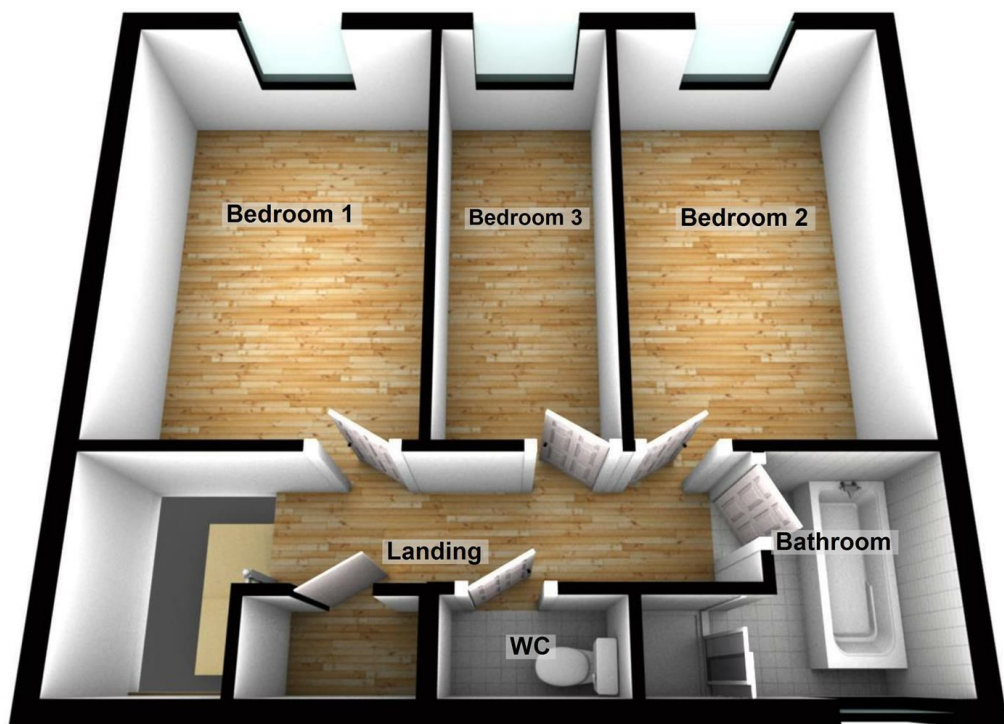
STUDY

CLOAKROOM

LIVING ROOM

KITCHEN DINER

First Floor



LANDING

BEDROOM 1

BEDROOM 2

BEDROOM 3

BATHROOM

WC



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



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.

Sheepwalk
Paston, Peterborough, PE4 7BJ
£195,000





**Sheepwalk  
Paston, Peterborough  
PE4 7BJ**

Great Investment purchase or First Time Buy, this spacious freehold home benefits from plenty of space and is available with No Forward Chain!

- NO FORWARD CHAIN
- IDEAL INVESTMENT BUY
- SPACIOUS PROPERTY
- KITCHEN DINER
- THREE BEDROOMS
- DOWNSTAIRS STUDY
- SHOWER AND SEPERATE BATH
- REAR GARDEN AREA
- GAS CENTRAL HEATING
- CALL OUR SALES TEAM TO VIEW

Viewings: By appointment  
£195,000

**ENTRANCE HALL**

**STUDY**

**CLOAKROOM**

**KITCHEN DINER**

19'8" x 9'6" max

**LIVING ROOM**

9'10" x 13'4" max

**FIRST FLOOR LANDING**

**BEDROOM 1**

13'5" x 9'6"

**BEDROOM 2**

13'5" x 8'3"

**BEDROOM 3**

13'5" x 5'3"

**BATHROOM**

**CLOAKROOM**

**OUTSIDE**

**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>                          |           |           |
| (81-91) <b>B</b>                            |           | <b>88</b> |
| (69-80) <b>C</b>                            | <b>76</b> |           |
| (55-68) <b>D</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