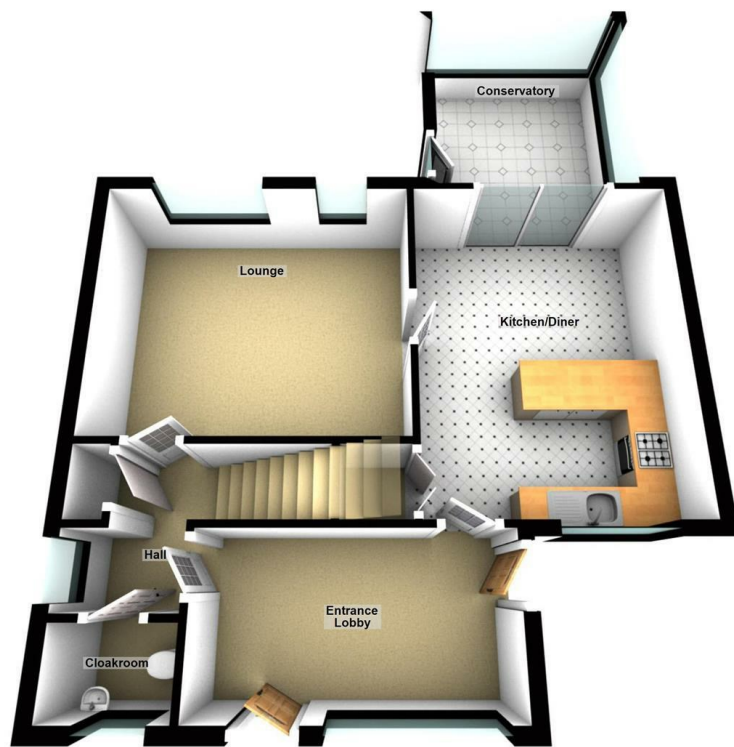
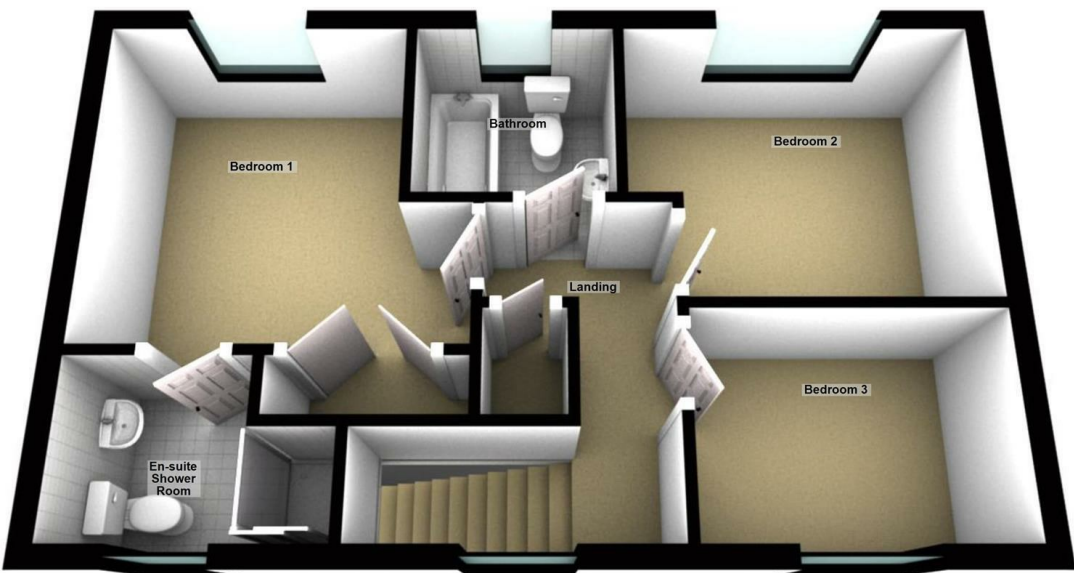


Ground Floor



- PORCH
- KITCHEN DINER
- CONSERVATORY
- LIVING ROOM
- HALLWAY
- CLOAKROOM

First Floor



- FIRST FLOOR LANDING
- BEDROOM 1
- ENSUITE SHOWER ROOM
- BEDROOM 2
- BEDROOM 3
- BATHROOM
- GARAGE



woodcockholmes.co.uk

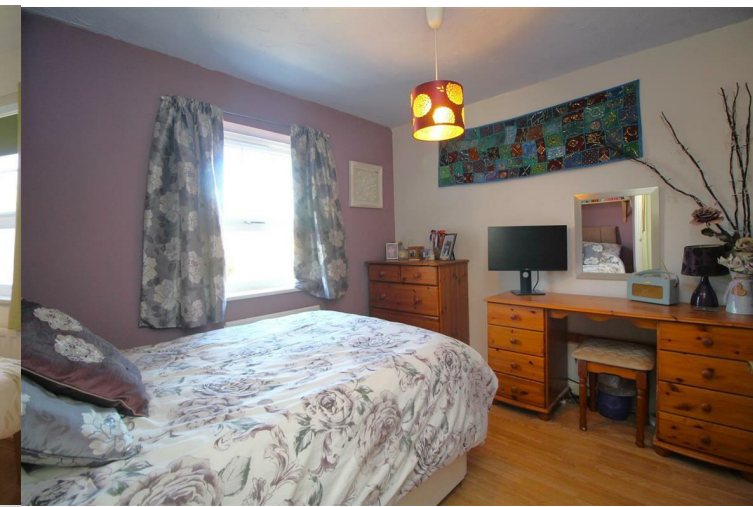


Woodcock Holmes
 First Floor Offices, 4 Office Village
 Hampton, Peterborough PE7 8GX
 01733 303111
 info@woodcockholmes.co.uk



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.

Glencoe Way
 Orton Southgate, Peterborough, PE2 6SJ
 £315,000



Glencoe Way Orton Southgate, Peterborough PE2 6SJ

Located in the charming Glencoe Way, Orton Southgate, Peterborough, this delightful detached house offers a perfect blend of comfort and style in a prime location.

- DETACHED FAMILY HOME
- CORNER PLOT WITH WRAP AROUND GARDEN
- PARKING & GARAGE
- THREE BEDROOMS
- MODERN BATHROOM AND MATCHING ENSUITE TO MAIN BEDROOM
- TWO RECEPTION ROOMS
- OPEN KITCHEN DINER AREA
- UPVC DOUBLE GLAZING AND GAS CENTRAL HEATING
- EASY ACCESS TO A1 AND LOCAL TRAVEL LINKS
- SHORT DISTANCE TO FERRY MEADOWS COUNTRY PARK

Viewings: By appointment
£315,000

ENTRANCE PORCH

UPVC construction, door to side, tiled flooring, access to hallway and kitchen diner.

KITCHEN DINER

11'7" x 14'7"
UPVC double glazed window to front aspect and patio doors to rear leading to the conservatory. The kitchen is fitted with a matching range of base and eye level units with fitted worktops, splashback tiles behind, tiled flooring, fitted oven, fitted four ring hob, fitted extractor fan, fitted sink drainer, store cupboard downstairs, space for dining furniture.

CONSERVATORY

9'3" x 9'8"
UPVC constructions, single door to side leading to the garden, polycarbonate roof.

LIVING ROOM

13'10" x 11'9"
UPVC double glazed window to rear x2, fitted carpet, radiator.

HALLWAY

UPVC double glazed window to side, store cupboard, stairs to first floor.

CLOAKROOM

Obscure uPVC double glazed window to front, two piece suite with low level WC and wash hand basin.

FIRST FLOOR LANDING

UPVC double glazed window to front, fitted carpet, airing cupboard.

BEDROOM 1

8'9" x 9'11"
UPVC double glazed window to rear, laminate flooring, radiator, built in wardrobes.

ENSUITE SHOWER ROOM

Obscure uPVC double glazed window to front. Three piece suite with shower cubicle, splashback tiles, low level WC, wash hand basin, towel rack style radiator.

BEDROOM 2

10'4" x 8'7"
UPVC double glazed window to rear, laminate flooring, radiator.

BEDROOM 3

8'9" x 6'2"
UPVC double glazed window to front, laminate flooring, radiator, built in wardrobes.

BATHROOM

6'0" x 5'5"
Obscure uPVC double glazed window to rear. Three piece suite with bath, splashback tiles, low level WC, wash hand basin, towel rack style radiator.

OUTSIDE

There is parking in front of a single garage with up and over door to front. The outside garden area wraps around the front, side and rear of the property. The garden is private, enclosed and features a decking area, patio space, lawn, pond, vegetable patches and a variety of mature shrubs and trees.

SERVICES

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

TENURE

Freehold.

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) A		
(81-91) B		88
(69-80) C	68	
(55-68) D		
(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