



ENTRANCE HALL

LIVING/DINING ROOM

KITCHEN

FIRST FLOOR LANDING

BEDROOM 1

BEDROOM 2

BEDROOM 3

WET ROOM

GARAGE



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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.

4 The Leys
 Longthorpe, Peterborough, PE3 6LE
 £269,995



4 The Leys Longthorpe, Peterborough PE3 6LE

Situated in the sought-after Longthorpe area of Peterborough, this charming link-detached house on The Leys offers a wonderful opportunity for a long-term family home. Available with No Forward Chain - this is a must view!

- NO FORWARD CHAIN
- SITTING ON A CORNER PLOT IN A CUL-DE-SAC LOCATION
- PARKING AND GARAGE
- THREE BEDROOMS
- OPEN PLAN LIVING/DINING ROOM SPACE
- PRIVATE WRAP AROUND GARDEN TO REAR AND SIDE
- LOTS OF POTENTIAL
- POPULAR LONGTHORPE VILLAGE LOCATION
- EASY ACCESS TO FERRY MEADOWS AND PETERBOROUGH CITY CENTRE
- UPVC DOUBLE GLAZED & GAS CENTRAL HEATING

Viewings: By appointment
£269,995

ENTRANCE HALL

17'6" x 5'9"
UPVC door to front, stairs to first floor, access to all rooms.

CLOAKROOM

Two piece suite, low level WC, wash hand basin.

LIVING/DINING ROOM

16'5" x 11'7" living (11.7" x 9.6" dining)
UPVC double glazed window to front and rear, radiator(s), fireplace.

KITCHEN

11" x 7"
UPVC double glazed window to rear, uPVC door to side leading to the garden. Fitted kitchen, fitted worktops, splashback tiles, fitted sink drainer, space for appliances.

FIRST FLOOR LANDING

7" x 7'11"
Airing cupboard, access to all rooms:

BEDROOM 1

14'8" x 9'9"
UPVC double glazed window to front, radiator.

BEDROOM 2

13'1" x 9'9"
UPVC double glazed window to rear, radiator.

BEDROOM 3

UPVC double glazed window to front, store cupboard, radiator.

WET ROOM

9'10" max x 7'10"
Obscure uPVC double glazed window to rear, three piece suite low level WC, was hand basin and shower, radiator.

GARAGE

17'9" x 8'2"
Up and over door to front, brick built, single door and window to rear leading into the garden.

OUTSIDE

Parking in front of the garage to front, lawn area to front. The rear garden is enclosed, mainly laid with lawn space that wraps around the rear and side of the property.

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		
(69-80) C		
(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