



ENTRANCE HALL

LIVING ROOM

DINING ROOM

KITCHEN

BATHROOM

BEDROOM 1

BEDROOM 2



Woodcock Holmes
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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.

73 Church Street
 Peterborough, PE4 6QE
 £210,000



**73 Church Street
Peterborough
PE4 6QE**

With no forward chain, the path to making this property your own is clear and hassle-free. Don't miss out on the chance to transform this unique property into a cosy retreat in the heart of Werrington.

- NO FORWARD CHAIN
- DETACHED BUNGALOW
- POPULAR VILLAGE LOCATION
- PLENTY OF POTENTIAL
- GOOD SIZE WRAP AROUND GARDEN SPACE
- OFF ROAD PARKING
- TWO BEDROOMS
- TWO RECEPTION ROOMS
- IN NEED OF MODERNISATION THROUGHOUT
- CALL OUR OFFICE TO ARRANGE A VIEWING

Viewings: By appointment
£210,000

ENTRANCE HALL

UPVC door to front that leads to a porch area, single door to hallway, loft access, access to all rooms.

LIVING ROOM

12'11" x 11'11"
UPVC double glazed window to front, fireplace, open to dining room.

DINING ROOM

8'11" x 12'3"
UPVC double glazed window to side, doors to kitchen space.

KITCHEN

8'7" x 7'2"
UPVC double glazed window to side, fitted base and eye level units, fitted sink, fitted worktops.

BATHROOM

12'10" x 4'3"
Window either side, three piece suite with bath, low level WC, wash hand basin.

BEDROOM 1

10'11" x 8'9"
UPVC double glazed window to front, radiator.

BEDROOM 2

10'11" x 8'9"
Window to rear, radiator.



OUTSIDE

Off road parking space to the front, access to the front door and side access to the garden area via a wrought iron gate. The garden is enclosed, laid with lawn space and a variety of different shrubs 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) A		
(81-91) B		84
(69-80) C		
(55-68) D		
(39-54) E	53	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC
Environmental Impact (CO ₂) 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