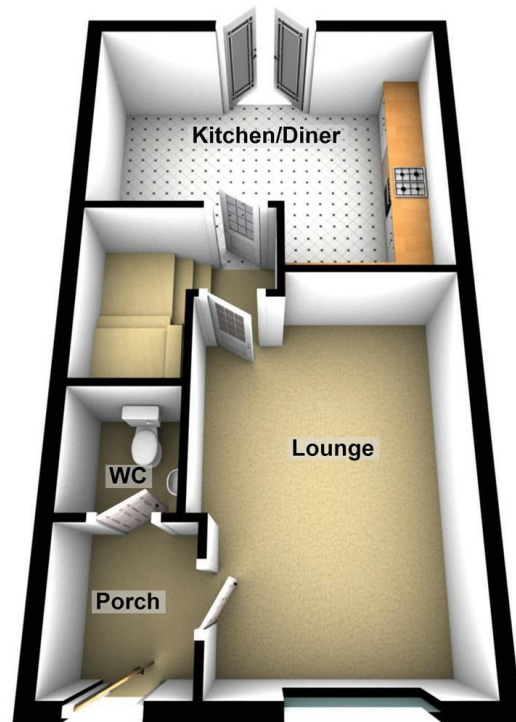


Ground Floor



ENTRANCE HALL

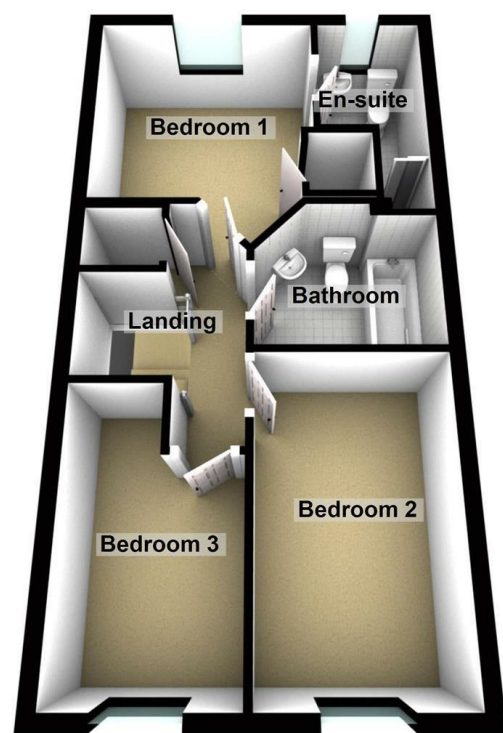
CLOAKROOM

LIVING ROOM

INNER HALL

KITCHEN DINER

First Floor



FIRST FLOOR LANDING

BEDROOM 1

ENSUITE SHOWER ROOM

BATHROOM

BEDROOM 2

BEDROOM 3

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.

Apollo Avenue
Peterborough, PE2 8GA
£219,950



Apollo Avenue Peterborough PE2 8GA

Woodcock Holmes are excited to offer this modern mid-terrace house in the popular area of Apollo Avenue, Peterborough. Boasting 1 reception room, 3 bedrooms, and 2 bathrooms, this property is perfect for first-time buyers or families looking for their next home.

- MODERN FAMILY HOME
- WALKING DISTANCE TO AMENITIES
- THREE BEDROOMS
- ENSUITE SHOWER ROOM TO MAIN BEDROOM
- KITCHEN DINER
- PRIVATE REAR GARDEN
- GARAGE AND PARKING
- GAS CENTRAL HEATING
- UPVC DOUBLE GLAZED
- CALL OUR SALES TEAM TO ARRANGE A VIEWING

Viewings: By appointment
£219,950

ENTRANCE HALL

Door to front, access to WC and living room.

CLOAKROOM

Two piece suite with fitted low level WC, wash hand basin, fitted carpet.

LIVING ROOM

15' x 11'3"
UPVC double glazed window to the front, two radiators, fitted carpet, telephone point, TV point.

INNER HALL

Carpeted, stairs to first floor and access to the kitchen diner.

KITCHEN DINER

11'5" x 14'11"
UPVC double glazed French doors to rear. Fitted with a range of matching base and eye level units, worktop space over, sink, space for fridge/freezer and washing machine, cooker oven, built-in four ring gas hob, double glazed window to rear, radiator.

FIRST FLOOR LANDING

Fitted carpet, airing cupboard, loft hatch and door to:

BEDROOM 1

8'10" x 10'1"
Double glazed window to the rear, fitted double wardrobe, radiator, coving to ceiling and door to:

ENSUITE SHOWER ROOM

Three piece suite comprising shower cubicle, hand wash basin, WC, double glazed window to the rear and radiator.

BATHROOM

Three piece suite comprising bath with shower over, hand wash basin, low level WC and coving to the ceiling.

BEDROOM 2

9'3" x 7'8"
UPVC double glazed window to the front, fitted carpet, radiator and coving to ceiling.

BEDROOM 3

6'11" x 8'7"
UPVC double glazed window to the front, fitted carpet and radiator.

OUTSIDE

Enclosed rear garden bordered by timber fencing with single gate to rear leading through to the parking and garage. The garden is easy maintenance, laid with patio and artificial grass.

GARAGE

Brick built garage with up and over door to front and one parking space in front, en bloc.

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		94
(81-91) B	81	
(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