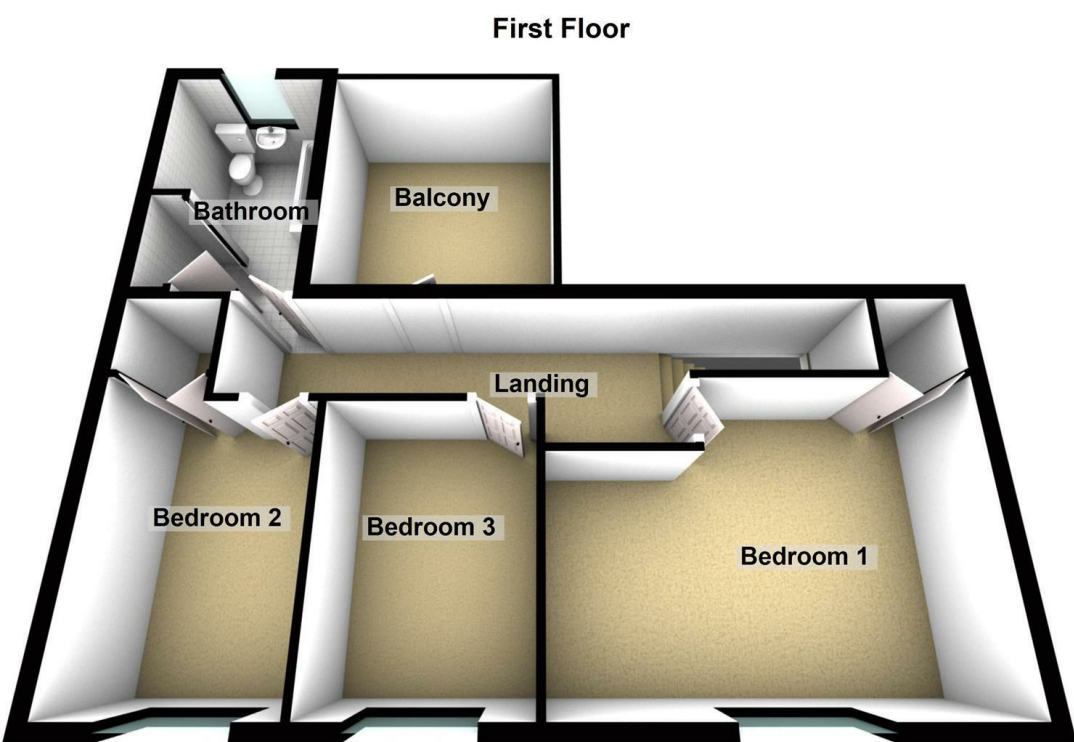


Ground Floor



First Floor

- ENTRANCE HALL
- RECEPTION ROOM
- INNER HALLWAY
- LIVING ROOM
- CLOAKROOM
- KITCHEN DINER

- FIRST FLOOR LANDING
- BEDROOM 1
- BEDROOM 2
- BEDROOM 3
- BATHROOM
- BALCONY



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.

Padholme Road
 Peterborough, PE1 5EE
 £220,000



Padholme Road Peterborough PE1 5EE

Benefitting from spacious living in a fantastic and practical location close to Peterborough city centre, this freehold house is a must view for first time buyer and investment purchasers, with plenty of potential!

- CITY CENTRE LOCATION
- THREE BEDROOMS
- TWO RECEPTION ROOMS
- TWO OUTSIDE GARDEN AREAS
- OPEN PLAN KITCHEN DINER
- DOWNSTAIRS CLOAKROOM
- FANTASTIC FIRST TIME BUY OR INVESTMENT OPPRTUNITY
- GOOD SIZED ROOMS AND SPACIOUS LIVING
- CLOSE TO LOCAL AMENITIES
- CALL OUR SALES TEAM TO VIEW

Viewings: By appointment
£220,000

ROOM MEASUREMENTS

- Entrance Hall - 1.20 x 4.40 (3'11" x 14'5")
- Reception Room - 4.11 x 3.38 (13'5" x 11'1")
- Inner hallway - 5.46 x 0.91 (17'10" x 2'11")
- Living Room - 4.80 x 3.36 (15'8" x 11'0")
- WC - 1.52 x 0.86 (4'11" x 2'9")
- Kitchen/Diner - 5.52 x 3.34 (18'1" x 10'11")
- Landing - 4.58 x 0.91 (15'0" x 2'11")
- Main Bedroom - 5.28 x 3.38 (17'3" x 11'1")
- Bedroom Two - 2.51 x 3.37 (8'2" x 11'0")
- Bedroom Three - 2.42 x 3.30 (7'11" x 10'9")
- Bathroom - 2.02 x 3.39 (6'7" x 11'1")

TENURE

Freehold.

SERVICES

Mains water, electricity, 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		83
(69-80) C	72	
(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