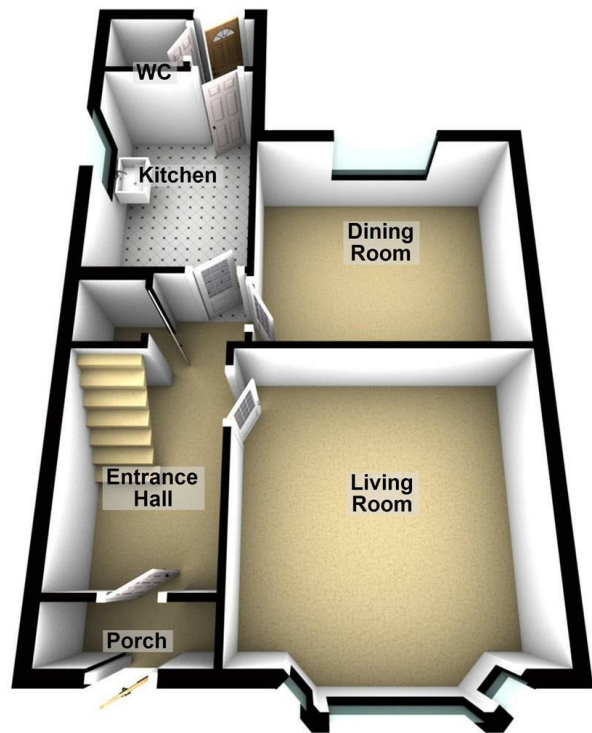


Ground Floor



ENTRANCE HALL

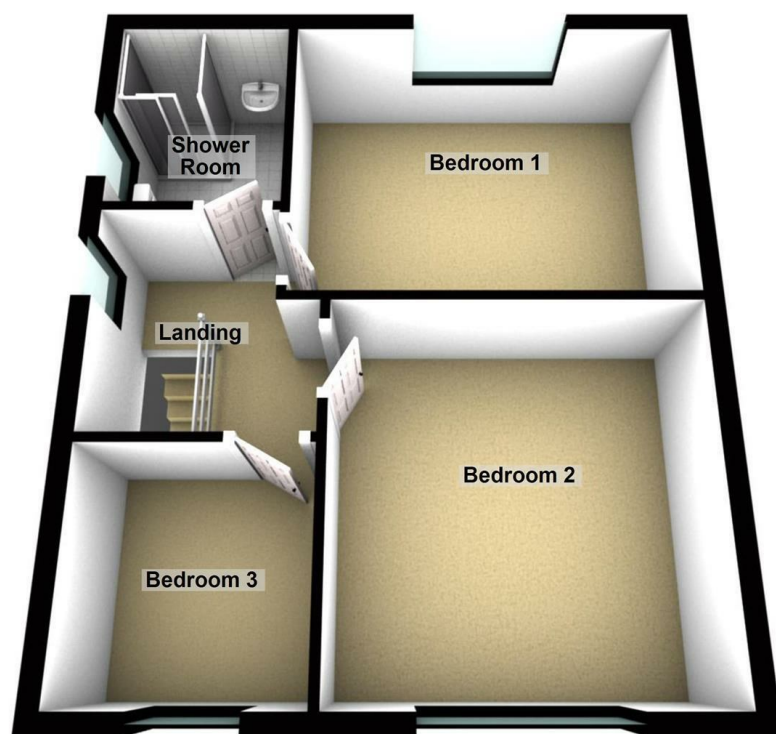
LIVING ROOM

DINING ROOM

KITCHEN

CLOAKROOM

First Floor



FIRST FLOOR LANDING

BEDROOM 1

BEDROOM 2

BEDROOM 3

BATHROOM



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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.

Kent Road
Peterborough, PE3 6DG
£230,000



Kent Road Peterborough PE3 6DG

Perfect for commuter! Don't miss out on this 1930's semi-detached home with plenty of potential. situated just 0.6 miles from Peterborough train station and city centre, tucked away in a quiet cul-de-sac, this house is a blank canvas waiting for someone to make their perfect home.

- NO FORWARD CHAIN
- 0.6 MILES TO PETERBOROUGH TRAIN STATION
- EASY ACCESS TO PETERBOROUGH CITY CENTRE
- 1930 STYLE SEMI DETACHED HOME
- TWO RECEPTION ROOMS
- THREE BEDROOMS
- OFF ROAD PARKING
- PRIVATE REAR GARDEN
- PLENTY OF POTENTIAL
- EXCITING PROJECT IN NEED OF MODERNISATION

Viewings: By appointment
£230,000

ENTRANCE PORCH

Front door, access to hallway.

HALLWAY

Door to front, stairs to first floor with storage under.

LIVING ROOM

12'5" x 12'3"
Double glazed bay window to front

DINING ROOM

10'2" x 11'11"
Double glazed window to rear.

KITCHEN

10'11" x 7'4"
Double glazed window to side, fitted sink, space for appliances.

REAR LOBBY

Door to rear garden.

CLOAKROOM

Low level WC

FIRST FLOOR LANDING

Double glazed window to side, loft access.

BEDROOM 1

11'11" x 11'6"
Double glazed window to rear, airing cupboard.

BEDROOM 2

13" x 10'1"
Double glazed window to rear, fitted wardrobe space.

BEDROOM 3

7'7" x 7'7"
Double glazed window to front.

SHOWER ROOM

7'4" x 6'1"

Double glazed obscure window to side, three piece suite with shower cubicle, wash hand basin and low level WC.

OUTSIDE

The front of the property offers an enclosed garden space and parking through double wrought iron gates. The front of the property leads to the front door and wooden gated access leading to the side and rear of the property. The rear of the property is enclosed, laid with patio concrete patio, lawn space and features a shed.

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		87
(69-80) C		
(55-68) D	63	
(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