



ENTRANCE PORCH

LIVING ROOM

KITCHEN

CONSERVATORY

LANDING

BEDROOM 1

BEDROOM 2

BATHROOM

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.

**Wycliffe Grove**  
 Werrington, Peterborough, PE4 5DE  
 £200,000





**Wycliffe Grove  
Werrington, Peterborough  
PE4 5DE**

With the convenience of no forward chain, this property is ready for you to make it your own. Boasting two reception rooms, two cosy bedrooms with built-in storage, and a convenient family bathroom, this property offers a comfortable and practical living space.

- NO FORWARD CHAIN
- SEMI-DETACHED HOUSE
- POPULAR LOCATION
- CLOSE TO AMENITIES AND SCHOOLS
- TWO BEDROOMS
- CONSERVATORY LEADING TO THE GARDEN
- FRONT AND REAR GARDEN SPACE
- PARKING AND SINGLE GARAGE
- UPVC DOUBLE GLAZED
- GAS CENTRAL HEATING

Viewings: By appointment  
£200,000

**ENTRANCE PORCH**

3'7" x 3"  
UPVC door to front, laminate flooring, leading through to the living room.

**LIVING ROOM**

13'7" x 11'7"  
UPVC double glazed window to front, radiator, laminate flooring, stairs to first floor.

**KITCHEN**

6'4" x 11'7"  
uPVC double glazed window to rear looking into the conservatory, open archway to conservatory, Fitted kitchen with a matching range of base and eye level units, fitted oven, four ring hob, fitted worktops with fitted 1 1/2 bowl sink drainer, storage under stairs.

**CONSERVATORY**

8'4" x 9'9"  
Brick base built, uPVC double glazed surround, polycarbonate roof, uPVC double glazed French doors to side.

**FIRST FLOOR LANDING**

Fitted carpet, access to:

**BEDROOM 1**

8'4" x 11'7"  
UPVC double glazed window to front, fitted carpet, radiator, built in storage.

**BATHROOM**

4'3" x 8'2"  
Obscure uPVC double glazed window to side. Three piece suite with low level WC, wash hand basin, bath with shower over, tiled surround and shower screen.

**BEDROOM 2**

6'6" x 11'7"  
UPVC double glazed window to rear, fitted carpet, radiator, built in storage.

**OUTSIDE**

Front garden area laid with lawn and path to the side leading to the front door, flowerbed surround. Side access to the rear garden via a single wooden gate, further rear garden access via another single wooden gate from the rear driveway leading into the garden space.  
the rear garden is fully enclosed, mainly laid to lawn with an additional decking area.

**GARAGE**

Brick built garage with roller door to front and gravel parking in front.

**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.

**SERVICES**

Mains water, electricity, gas and drainage are all connected. None of these services or appliances have been tested by the agents.

**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) <b>A</b>		
(81-91) <b>B</b>		<b>83</b>
(69-80) <b>C</b>	<b>69</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		

**England & Wales** EU Directive 2002/91/EC

**Environmental Impact (CO<sub>2</sub>) Rating**

	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		

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