

Ground Floor



First Floor



LIVING ROOM

KITCHEN

UTILITY AREA

BATHROOM

LANDING

BEDROOM 1

BEDROOM 2



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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.

Whalley Street
Peterborough, PE1 5EB
£145,000



Whalley Street Peterborough PE1 5EB

This spacious two-bedroom property is an ideal investment or refurbishment opportunity, the property is a blank canvas with plenty of potential and great value for money.

- WALKING DISTANCE TO PETERBOROUGH CITY CENTRE
- 1 MILE WALK FROM PETERBOROUGH TRAIN STATION
- END TERRACE FREEHOLD HOUSE
- TWO DOUBLE BEDROOMS
- OPEN DOWNSTAIRS LIVING SPACE
- PRIVATE REAR GARDEN
- GAS CENTRAL HEATING
- IDEAL INVESTMENT PURCHASE
- FANTASTIC VALUE FOR MONEY
- CALL OUR SALES TEAM TO ARRANGE A VIEWING

Viewings: By appointment
£145,000

LIVING ROOM

13'1" x 12'7"
Double glazed window and uPVC door to front, radiator, open to kitchen area.

KITCHEN

8'3" x 12'7"
Double glazed window to rear, fitted base units with worktop over and fitted 1 1/2 bowl stainless steel sink drainer, space for oven, stairs leading to the first floor.

UTILITY AREA

3" x 5'10"
Obscure double glazed door to side leading to the garden, wall mounted gas central heating boiler.

BATHROOM

7'2" x 5'10"
Obscure double glazed window to side, three piece suite fitted with a low level WC, wash hand basin, bath and splashback tiles.

FIRST FLOOR LANDING

Access to both bedrooms:

BEDROOM 1

9'7" x 12'7"
Double glazed window to front, radiator.

BEDROOM 2

11'5" x 9'7"
Double glazed window to rear, radiator.

OUTSIDE

On street permit parking to the front. Private enclosed rear garden laid with lawn, concrete patio with lean-to overhead.

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		85
(69-80) C		
(55-68) D	56	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England & Wales

EU Directive 2002/91/EC

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
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(39-54) E		
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England & Wales

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