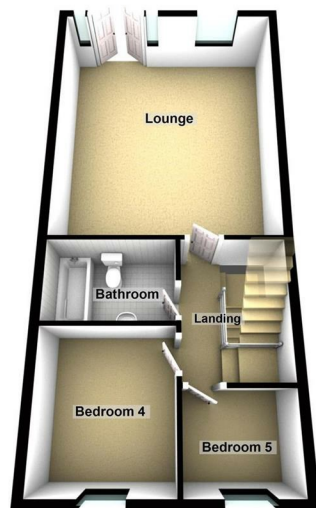
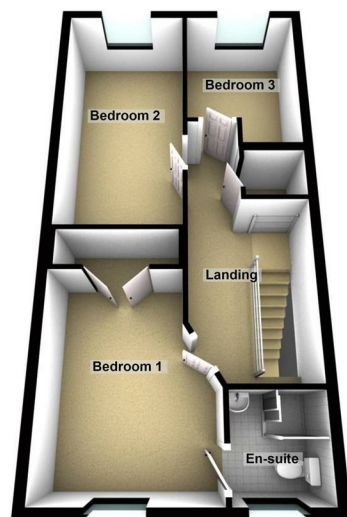


Ground Floor



First Floor



Second Floor

ENTRANCE HALL

CLOAKROOM

KITCHEN/DINER

INTEGRAL GARAGE

LANDING

LIVING ROOM

BATHROOM

BEDROOM

BEDROOM

LANDING

BEDROOM

ENSUITE SHOWER ROOM

BEDROOM

BEDROOM



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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.

Clement Drive
 Peterborough, PE2 9RQ
 £280,000



Clement Drive Peterborough PE2 9RQ

Close to Peterborough city centre and Ferry Meadows Country Park, this modern townhouse boasts plenty of space over three-stories and is available with No Forward Chain! Call our office on 01733 303111 for more information or to arrange a viewing!

- THREE-STOREY TOWNHOUSE
- AVAILABLE TO INVESTMENT BUYERS ONLY WITH A SITTING TENANT
- SPACIOUS KITCHEN
- INTEGRAL GARAGE
- PRIVATE REAR GARDEN
- ENSUITE TO MAIN BEDROOM
- CLOSE TO FERRY MEADOWS
- EASY ACCESS TO CITY CENTRE
- NO FORWARD CHAIN
- IDEAL INVESTMENT PURCHASE

Viewings: By appointment
£280,000

GROUND FLOOR

GROUND FLOOR

Entrance Hall: 13" 11" x 4" 7" (4.26m x 1.41m). uPVC panelled entrance door with leaded double glazed ornamental top panel and obscured glazed side panels. Radiator. Telephone point.

Cloakroom: Obscured uPVC double glazed window. Hand-basin with glazed tiled splashback. W.C. Radiator.

Kitchen/Dining Room: 16" x 11" 4" min (4.87m x 3.46m min). uPVC double glazed window with rear garden aspect. uPVC double glazed patio doors to rear garden. Recessed stainless-steel twin bowl sink unit with glazed tiled splashback, pedestal tap and drawer and cupboards under. Worktops with glazed tiled surrounds and with range of natural wood panelled drawer and cupboards units under and wall-mounted cupboard units over. Four ring gas hob with fan/filter over and with "Ariston" built-in oven under. Electric cooker panel. Twin radiator. Plumbing for washing machine.

FIRST FLOOR

FIRST FLOOR

Landing: Radiator.

Lounge: 15" 4" x 11" 72 (4.67m x 3.55m). uPVC double glazed window with rear garden aspect. uPVC patio door to balcony overlooking rear garden and with views to park at the rear. Two twin radiators. Television aerial socket. Bedroom 1: 10" x 9" 9" (3.06m x 2.99m). uPVC double glazed window with front aspect. Twin radiator.

Bedroom 2: 6" 10" x 6" 5" (2.08m x 1.96m). uPVC double glazed window with front aspect. Twin radiator. Television aerial socket.

Bathroom: 9" 8" x 6" 3" (2.96m x 1.91m). White suite comprising:- panelled bath with glazed tiled surround and shower mixer tap; hand-basin with glazed tiled surround and with mirror/strip light shaver socket over; w.c. Tiled shower cubicle with glazed shower screen. Twin radiator.

SECOND FLOOR

SECOND FLOOR

Landing: Built-in airing cupboard with slatted linen shelves and lagged hot water cylinder fitted with immersion heater. Radiator. Trap-door to roof-void.

Bedroom 3: 13" 3" x 9" 6" (4.04m x 2.89m). uPVC double glazed window with rear garden aspect. Radiator.

Bedroom 4: 12" 7" x 11" 2" max (3.85m x 3.4m max). uPVC double glazed window with front aspect. Range of built-in wardrobes. Radiator. Television aerial socket. Telephone point.

En-suite Shower Room: 6" 7" x 5" 8" (2.01m x 1.73m). uPVC obscured double glazed window. Tiled shower cubicle with glazed shower screen and fitted with "Mira" shower. Hand-basin with mirror and strip light/shaver socket over. W.C. Twin radiator.

Bedroom 5: 9" 7" min x 5" 10" (2.93m min x 1.8m). uPVC double glazed window with rear garden aspect. Twin radiator.

OUTSIDE

OUTBUILDINGS

Integral Garage: 18" x 9" (5.48m x 2.76m).

GARDENS

Front Garden with lawn, hedge, shrubs, tarmac drive.

Small Enclosed Rear Garden laid to grass

TENURE & TAX BAND

Freehold. Council Tax band D - Peterborough City Council.

SERVICES

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

FIXTURES & FITTINGS

Every effort has been made to omit any fixtures belonging to the Vendor in the description of the property and the property is sold subject to the Vendor's right to the removal of, or payment for, as the case may be, any such fittings etc whether mentioned in these particulars or not.

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	73	
(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

