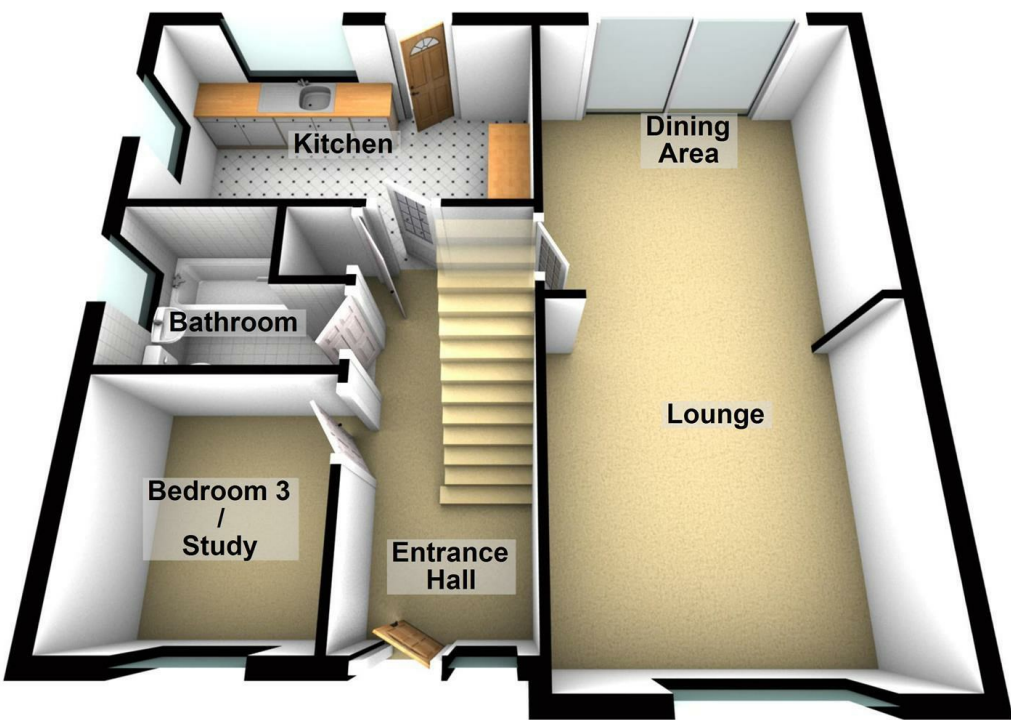


Ground Floor



GROUND FLOOR

Entrance Hall

Lounge Area:
4.27m x 3.66m (14' x 12')

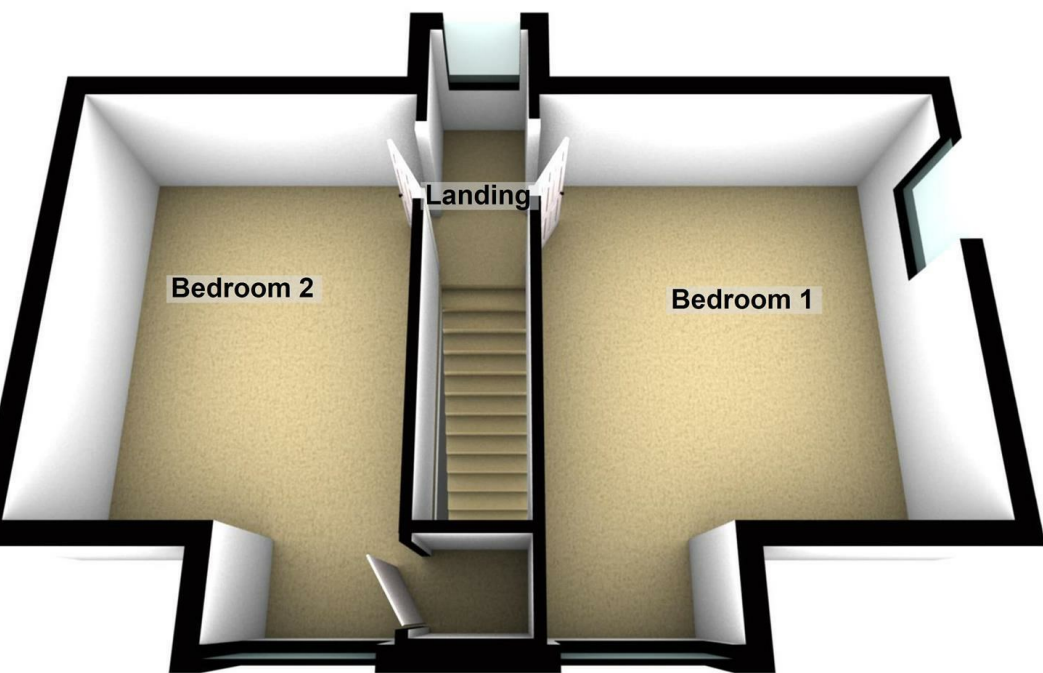
Dining Area:
3.66m x 3.50m (12' x 11'6)

Kitchen:
4.39m x 2.39m (14'5 x 7'10)

Bedroom 3/Study:
2.56m x 2.44m (8'5 x 8')

Family Bathroom

First Floor



FIRST FLOOR

Stairs to the First Floor
and Landing

Bedroom 1:
3.66m x 3.66m (12' x 12')

Bedroom 2:
3.66m x 3.09m (12' x 10'2)

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.



woodcockholmes.co.uk



81 Lea Gardens
Peterborough, PE3 6BY
£300,000



81 Lea Gardens Peterborough PE3 6BY

Available with No Forward Chain - this detached chalet style house is the perfect family home with spacious living space, a private garden, a driveway with garage and all within walking distance to Peterborough train Station and City Centre! Call 01733 557365 to view!

- NO FORWARD CHAIN
- WALKING DISTANCE TO TRAIN STATION
- CLOSE TO CITY CENTRE
- THREE BEDROOMS
- OPEN PLAN LIVING
- DRIVEWAY & GARAGE
- PRIVATE REAR GARDEN
- IDEAL FOR COMMUTERS
- GAS CENTRAL HEATING
- CALL 01733 303111 TO VIEW

Viewings: By appointment
£300,000

PROPERTY

On entering the property via the Entrance Hall with double glazed window to the front aspect, radiator, stairs, storage cupboard, the internal door leads to the Lounge area which includes a double glazed window to the front aspect, radiator and laminate flooring. There is an open plan Dining area to the Living room, this benefits from a radiator, laminate flooring and double glazed sliding patio doors to the rear garden. The Kitchen is fitted with a range of base and eye level units with worktop space over, single drainer stainless steel sink unit with mixer tap, double glazed windows to the side and rear aspects, tiled flooring, double glazed door to the rear garden. The Bathroom is fitted with a three piece suite comprising bath with shower over, wash hand basin and low level w.c., double glazed window to the side aspect, tiled flooring. Bedroom 3/Study includes a double glazed window to the front aspect and radiator.

The stairs to the first floor and landing have a double glazed dormer window to the rear aspect and leads to Bedroom 1 which includes a double glazed window to the front and side aspects, radiator and fitted carpet. Bedroom 2 also benefits from a double glazed window to the front aspect, radiator, and fitted carpet.

Outside the front garden is enclosed by a low brick built wall and is mainly laid to lawn with shrub borders. The driveway provides off road parking and leads to the Single Garage, up and over door. The rear garden is enclosed and laid to lawn with a paved patio area.

GROUND FLOOR

Entrance Hall

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Dining Area:
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FIRST FLOOR
Stairs to the First Floor
and Landing

Bedroom 1:
3.66m x 3.66m (12' x 12')

Bedroom 2:
3.66m x 3.09m (12' x 10'2)

SURROUNDING AREA

Peterborough is a Cathedral City with good rail and road network links. The property is situated within walking distance of the City Centre, Town Park, Queensgate Shopping Centre, Railway Station and many more facilities. Good schooling, bus stop, dentists and doctors are all nearby with Ferry Meadows a short drive away.

TENURE & TAX BAND.

Freehold. Council tax band D.

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 for BUY TO LET purposes, please call our Property Management team on 01733 209573. 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		82
(69-80) C		
(55-68) D	55	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England & Wales

EU Directive
2002/91/EC

