



ENTRANCE PORCH

HALLWAY

LIVING ROOM (11'8" x 13'9") 3.56m x 4.19m

KITCHEN (11'5" x 7'2") 3.48m x 2.18m

DINING ROOM (11'7" x 10'2") 3.53m x 3.10m

REAR LOBBY (2'7" x 2'6") 0.79m x 0.76m

STORE ROOM (5'7" x 8") 1.70m x 2.44m

GARAGE (15" x 7'8") 4.57m x 2.34m

WC

LANDING

BEDROOM 1 (11" x 13'9") 3.35m x 4.19m

BEDROOM 2 (11'7" x 10'2") 3.53m x 3.10m

BEDROOM 3 (11'7" x 7'2") 3.53m x 2.18m

SHOWER ROOM (7'5" x 6'7") 2.26m x 2.01m



**Woodcock Holmes**  
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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.

**43 Warbon Avenue**  
 Peterborough, PE1 3DS  
 Offers In The Region Of £350,000





## 43 Warbon Avenue Peterborough PE1 3DS

This exceptional detached family home offers an abundance of space and a host of desirable features including a rare double plot with lots of potential to extend/develop (subject to necessary checks and planning) all whilst being located close to Peterborough's amenities - this is a rare find!

- SITTING ON A DOUBLE PLOT
- DETACHED FAMILY HOME
- ONE OF A KIND - RARE OPPORTUNITY
- EASY ACCESS TO PETERBOROUGH TRAIN STATION AND CITY CENTRE
- NO FORWARD CHAIN
- THREE BEDROOMS
- TWO RECEPTION ROOMS
- OFF ROAD PARKING AND SINGLE GARAGE
- PLOT SIZE FOR 41 & 43 WARBON AVENUE
- POTENTIAL TO EXTENDED OR DEVELOP (STS)

Viewings: By appointment  
Offers In The Region Of £350,000

### PROPERTY FEATURES

Entering the property via the practical enclosed entrance porch, you lead through to the spacious entrance hall with storage space and stairs leading upstairs. Downstairs accommodation includes two generous reception rooms, perfect for family gatherings and entertaining. A fitted kitchen that leads to the rear of the house and the outside store room, cloakroom and rear access to the single garage. Upstairs offers three ample bedrooms with fitted storage, completing the upstairs living space is the three-piece family shower room.

### ROOM MEASUREMENTS

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### OUTSIDE

The front is enclosed by a brick wall, with access provided by a double wrought iron gate leading to a gravelled parking area. A separate single gate offers a walkway around the perimeter of the house.

The rear garden includes a lawn, patio area, pond, workshop/outbuilding, and timber shed, all within an enclosed space. The plot offers plenty of potential for extension and building, subject to surveys and planning consent.

### LOCATION

Situated on a double plot originally designated for 41 & 43 Warbon Avenue, this property offers fantastic development and extension possibilities (subject to planning and surveys). The home is conveniently close to local shops, schools, and services, with easy access to main roads and public transportation. It's just a short drive to Peterborough's vibrant city centre, and only 2 miles from Peterborough Train Station, providing excellent connectivity for commuters.

### TENURE

Freehold.

### TAX BAND

Tax band D with Peterborough City Council.

### 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>84</b> |
| (69-80) <b>C</b>                            |           |           |
| (55-68) <b>D</b>                            | <b>52</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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