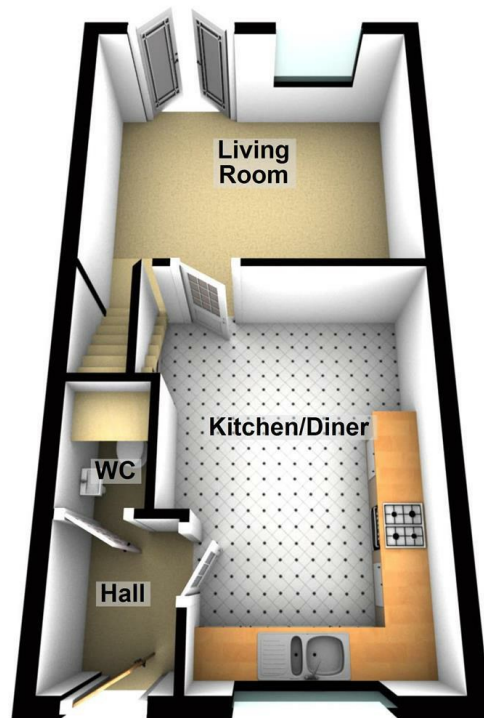


Ground Floor



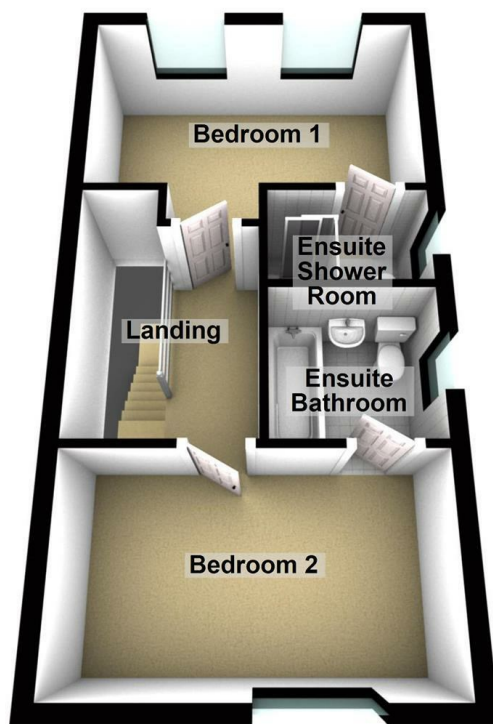
ENTRANCE HALL

CLOAKROOM

KITCHEN DINER

LIVING ROOM

First Floor



LANDING

BEDROOM 1

SHOWER ROOM ENSUITE

BEDROOM 2

BATHROOM ENSUITE



woodcockholmes.co.uk

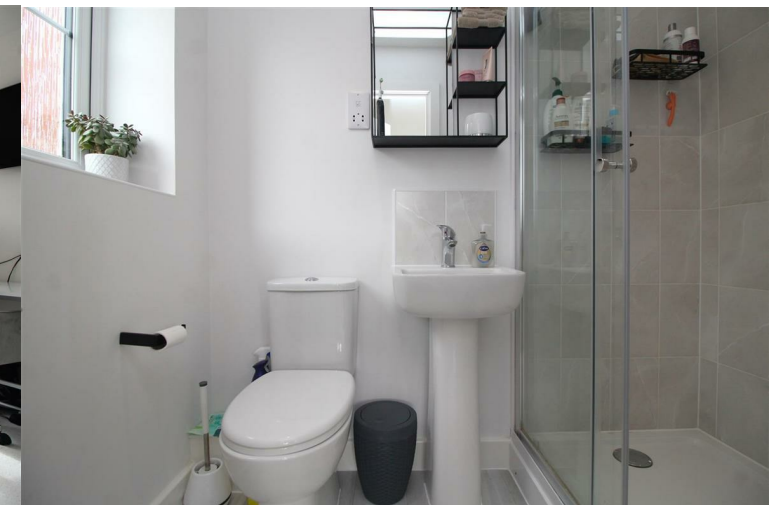


Woodcock Holmes  
First Floor Offices, 4 Office Village  
Hampton, Peterborough PE7 8GX  
01733 303111  
info@woodcockholmes.co.uk



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.

Joyce Close  
Peterborough, PE6 0DS  
£210,000



## Joyce Close Peterborough PE6 0DS

This stylish end-terrace house is perfect for first-time buyers. Situated in the popular market town of Crowland, surrounded by picturesque countryside and offering easy access to travel links, this property is a must-view for anyone seeking a modern and move-in ready home.

- PERFECT FOR FIRST TIME BUYERS
- MODERN AND STYLISH PROPERTY
- PARKING FOR TWO VEHICLES TO THE FRONT OF THE HOUSE
- TWO ENSUITES
- TWO DOUBLE BEDROOMS
- OPEN KITCHEN DINER
- ENCLOSED REAR GARDEN
- DOWNSTAIRS CLOAKROOM
- POPULAR MARKET TOWN LOCATION
- SURROUNDED BY COUNTRYSIDE

Viewings: By appointment  
£210,000

### ROOM MEASUREMENTS

Entrance Hall - 1.67 x 1.34 (5'5" x 4'4")

Cloakroom - 1.48 x 1.03 (4'10" x 3'4")

Kitchen/Breakfast Room - 4.50 x 2.90 (14'9" x 9'6")

Living Room - 3.43 x 4.08 (11'3" x 13'4")

Landing - 1.66 x 1.20 (5'5" x 3'11")

Master Bedroom - 2.45 x 4.08 (8'0" x 13'4")

En-Suite To Master Bedroom - 1.17 x 1.96 (3'10" x 6'5")

Bedroom Two - 2.48 x 4.09 (8'1" x 13'5")

En-Suite To Bedroom Two - 1.68 x 1.98 (5'6" x 6'5")

### PROPERTY FEATURES

This stylish end-terrace house is perfect for first-time buyers. Situated in the popular market town of Crowland, surrounded by picturesque countryside and offering easy access to travel links, this property is a must-view for anyone seeking a modern and move-in ready home.

Upon entering the property through the entrance hall, you will find a practical two-piece cloakroom and ample space for coats and shoes. The kitchen boasts a stylish design with dining space and ample storage. To the rear of the property, the living room features laminate flooring and French doors leading to the garden, ideal for entertaining.

Upstairs, the landing leads to two double bedrooms, both with the rare benefit of separate en-suite facilities—one with a shower room and the other with a bathroom.

Outside, the front of the property offers off-road parking for two vehicles. Access to the rear garden is via a side wooden gate or from the living room. The back garden is enclosed by timber fencing and is laid with lawn and patio, providing a perfect outdoor space.

This property is a fantastic opportunity for those looking to settle in a charming market town with all modern conveniences.

### TENURE

Freehold. There is a community Green Space Charge payable, current figure is approximately £250 - £300 per annum.

### 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		96
(92 plus) A		
(81-91) B	83	
(69-80) C		
(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 (CO<sub>2</sub>) Rating

	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions		

England & Wales EU Directive 2002/91/EC