

Ground Floor

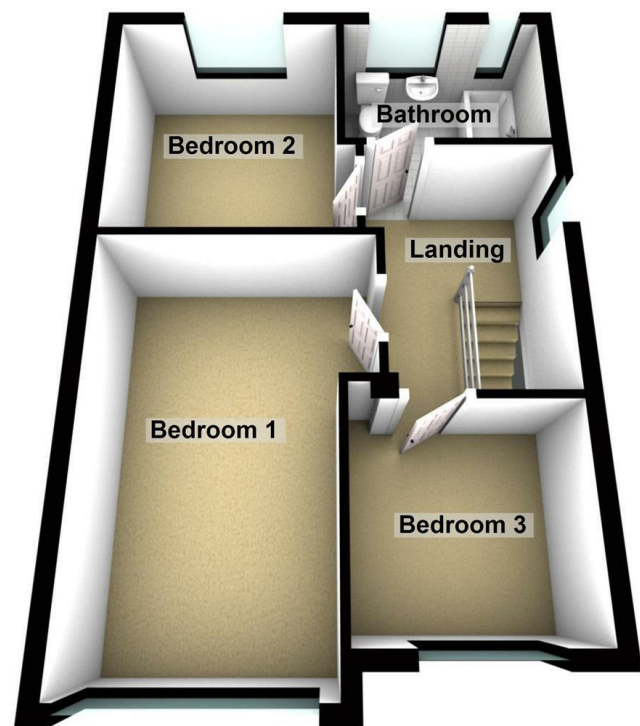


ENTRANCE HALL

LIVING ROOM

KITCHEN DINER

First Floor



FIRST FLOOR LANDING

BEDROOM 1

BEDROOM 2

BEDROOM 3

BATHROOM

GARAGE



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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.

Rycroft Avenue
Deeping St. James, Peterborough, PE6 8NU
£245,000



**Rycroft Avenue
Deeping St. James, Peterborough
PE6 8NU**

Perfect for families, this semi-detached home offers plenty of space in the privacy of a quiet cul-de-sac. This delightful home is perfect for those seeking both space and comfort in a serene residential setting..

- QUIET CUL-DE-SAC LOCATION
- IDEAL FAMILY HOME
- THREE BEDROOMS
- KITCHEN DINER
- OFF ROAD PARKING FOR SEVERAL VEHICLES
- PRIVATE REAR GARDEN
- GARAGE
- UPVC DOUBLE GLAZED & GAS CENTRAL HEATING
- POPULAR LOCATION
- CALL OUR SALES TEAM TO ARRANGE A VIEWING

Viewings: By appointment
£245,000

ENTRANCE HALL

11'11" x 5'6"
UPVC door to front, uPVC double glazed window to side, radiator, stairs to first floor, store cupboard, access to all rooms:

LIVING ROOM

14'4" x 11'1"
UPVC double glazed window to front, laminate flooring, radiator.

KITCHEN DINER

9'6" x 17'4"
UPVC double glazed window to rear x2, uPVC double glazed single door. Fitted kitchen fitted with a matching range of base and eye level units with fitted worktops, build in oven, fitted four ring hob, fitted sink drainer, space for appliances.

FIRST FLOOR LANDING

8'1" x 6'9"
UPVC double glazed window to side, fitted carpet, access to all rooms:

BEDROOM 1

14'6" x 9'1"
UPVC double glazed window to front, fitted carpet, radiator.

BEDROOM 2

9'7" x 8'7"
UPVC double glazed window to rear, fitted carpet, radiator.

BEDROOM 3

7" x 7'6"
UPVC double glazed window to front, fitted carpet, bulkhead from stairs, radiator.

BATHROOM

5'8" x 8'2"
Obscure uPVC double glazed window to rear x2, three piece suite with low level WC, wash hand basin, bath with shower over, tiled surround, radiator.

OUTSIDE

Open front laid with gravel supplying parking for 4/5 vehicles leading to the front of the house and the garage.
The garage (17'9" x 7'5") has an electric roller door to front, power and lighting connected internally and double doors opening up to the rear garden.

TENURE

Freehold.

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) A		
(81-91) B		85
(69-80) C		
(55-68) D	62	
(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