

ENTRANCE HALL

LIVING ROOM

KITCHEN

BEDROOM 1

BEDROOM 2

BATHROOM

GARAGE



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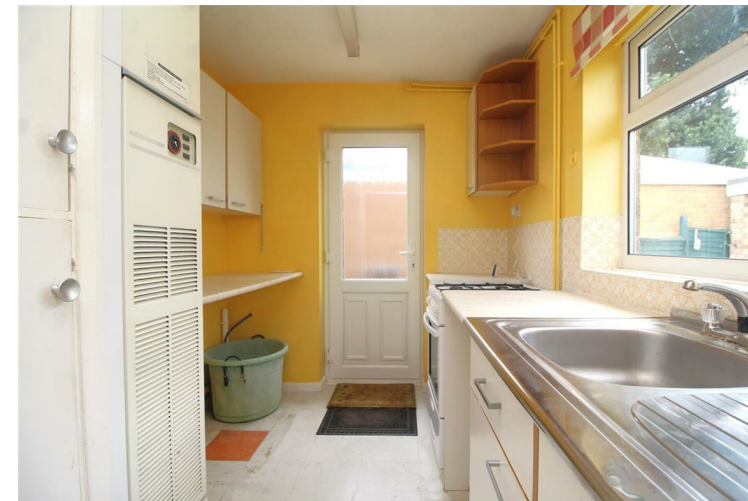
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**Zoopla**

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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.

**Harewood Gardens**  
 Longthorpe, Peterborough, PE3 9NF  
 £225,000



## Harewood Gardens Longthorpe, Peterborough PE3 9NF

In the highly desirable Longthorpe area of Peterborough, this end-terrace bungalow is perfect for anyone seeking single-floor accommodation in a popular area surrounded by the convenience of nearby shops, travel routes, and local parks including Ferry Meadows.

- NO FORWARD CHAIN
- TWO BEDROOM BUNGALOW
- POPULAR LOCATION
- DRIVEWAY AND SINGLE GARAGE
- UPVC DOUBLE GLAZED
- FRONT & REAR GARDENS
- 2 MILES FROM PETERBOROUGH CITY CENTRE & TRAIN STATION
- FERRY MEADOWS 2 MILES AWAY

Viewings: By appointment  
£225,000

### ENTRANCE HALL

UPVC double glazed door to side, fitted carpet, access to all rooms:

### LIVING ROOM

15'8" x 12'7"

Double glazed patio doors to the rear leading into the garden, fitted carpet, hot air heating.

### KITCHEN

UPVC double glazed window to rear, uPVC single door to side leading to the rear garden. Fitted with a matching range of base and eye level units, freestanding oven, fitted sink drainer, heating system, cupboard, fitted worktops.

### BEDROOM 1

9'9" x 10'7"

UPVC double glazed window to front, fitted carpet, hot air heating.

### BEDROOM 2

8'10" x 6'11"

UPVC double glazed window to front, fitted carpet, hot air heating, built in wardrobe.

### BATHROOM

5'5" x 6'2"

Obscure double glazed window to side, three piece suite with low level WC, wash hand basin, bath, tiled surround.

### OUTSIDE

The front of the property features a good-sized lawn next to the tarmac drive, which leads down the side of the bungalow to the single garage and rear of the plot. A secure wooden gate separates the front and rear of the property. Through the gate, you'll find a private garden that isn't overlooked, with a patio area, lawn, shrub borders, and hedges at the rear.

### GARAGE

Brick built garage with up and over door to front.

### TENURE

Freehold.

### 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		
(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 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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