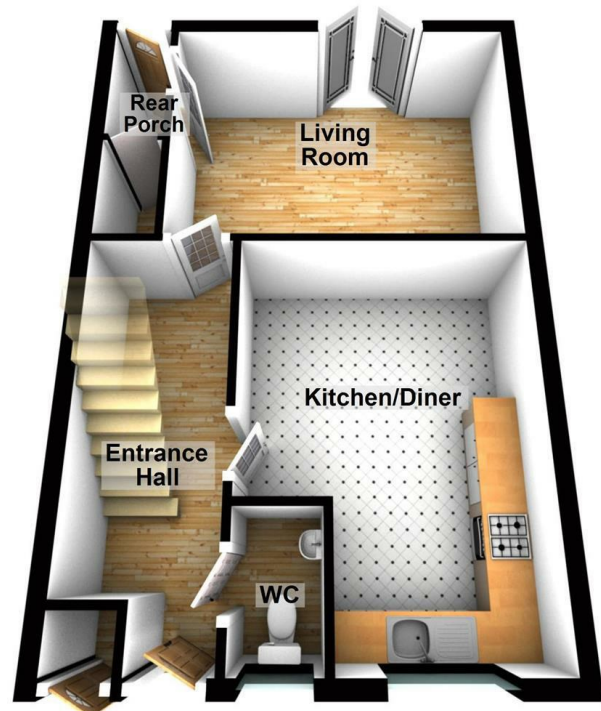


Ground Floor



ENTRANCE HALL

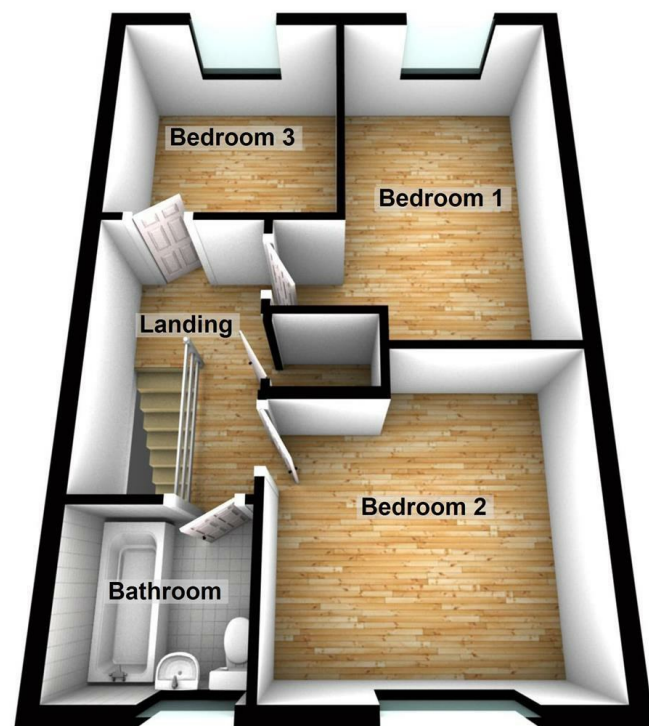
CLOAKROOM

KITCHEN DINER

LIVING ROOM

REAR PORCH

First Floor



FIRST FLOOR LANDING

BEDROOM 1

BEDROOM 2

BEDROOM 3

BATHROOM



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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.

105 Muskham
Peterborough, PE3 9XY
£190,000



**105 Muskham
Peterborough
PE3 9XY**

This spacious family home is a must view for anyone looking for a good sized property they can move straight into - close to local amenities and travel links - available with No Forward Chain!

- NO FORWARD CHAIN
- THREE GOOD SIZED BEDROOMS
- KITCHEN DINER
- PRIVATE REAR GARDEN
- GAS CENTRAL HEATING
- UPVC DOUBLE GLAZED
- IDEAL INVESTMENT PURCHASE
- GREAT SIZE PROEPRTY FOR FIRST TIME BUYERS
- EASY ACCESS TO PETERBOROUGH CITY HOSPITAL
- SHORT DISTANCE TO BRETTON SHOPPING CENTRE

Viewings: By appointment
£190,000

ENTRANCE HALL

15'4" x 5'6"
UPVC door to front, stairs to first floor, storage space.

CLOAKROOM

Obscure uPVC double glazed window to front, two piece suite with low level WC and wash hand basin.

KITCHEN DINER

15'4" x 11" max
UPVC double glazed window to front, fitted kitchen with a range of base and eye level units. Fitted sink drainer, space for appliances, space for dining table and chair, radiator.

LIVING ROOM

10" x 14'1"
UPVC double glazed French doors to the rear, laminate flooring, radiator.

REAR PORCH

UPVC single door to rear leading into the garden, storage cupboard under the stairs.

FIRST FLOOR LANDING

Fitted carpet, store cupboard, access to all rooms.

BEDROOM 1

14'1" x 8'4"
UPVC double glazed window to rear, fitted carpet, radiator.

BEDROOM 2

11'5" x 11"
UPVC double glazed window to front, fitted carpet, radiator.

BEDROOM 3

8'10"x 8'3"
UPVC double glazed window to rear, fitted carpet, radiator.

BATHROOM

5'1" x 5'9"
Obscure uPVC double glazed window to front, three piece suite with low level WC, wash hand basin, bath, tiled surround.

OUTSIDE

The rear garden is enclosed by fencing with access via a rear gate. Mainly laid with lawn with a path running from the rear porch to the gate.

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) A		
(81-91) B		87
(69-80) C	72	
(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 ₂) 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