



ENTRANCE PORCH

LIVING ROOM

DINING AREA

KITCHEN

BEDROOM 1

BEDROOM 2

BEDROOM 3

CLOAKROOM

SHOWER ROOM

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.

**Doddington Drive**  
 Longthorpe, Peterborough, PE3 9NN  
 £300,000





## Doddington Drive Longthorpe, Peterborough PE3 9NN

Located in a popular, friendly community with excellent amenities, transport links, and easy access to Peterborough city centre, this property has immense potential with just a little updating needed to make it truly shine.

- NO FORWARD CHAIN
- QUIET CUL-DE-SAC LOCATION
- CORNER PLOT WITH PRIVATE GARDEN
- THREE BEDROOMS
- OFF ROAD PARKING AND SINGLE GARAGE
- DESIRABLE LOCATION
- SPACIOUS LIVING DINING ROOM
- EASY ACCESS TO FERRY MEADOWS
- CALL OUR SALES TEAM TO ARRANGE A VIEWING

Viewings: By appointment  
£300,000

### ENTRANCE PORCH

2'5" x 6'6"  
UPVC double glazed door and windows to front, leading to the hallway.

### HALLWAY

10'7" x 4'9"  
Fitted carpet, radiator, airing cupboard, store space.

### LIVING/DINING ROOM

21'6" max x 11'8" max  
UPVC double glazed window to front, double glazed patio doors to rear, fitted carpet, fireplace, radiator.

### KITCHEN

9'3" x 11'1"  
Double glazed window and single door to rear. Wall mounted gas central heating boiler. Fitted kitchen with a matching range of base and eye level units, fitted worktops, space for oven, space for appliances, fitted sink drainer.

### SHOWER ROOM

9'2" max x 5'2"  
Obscure uPVC double glazed window to rear, three piece suite with shower cubicle, low level WC, wash basin.

### BEDROOM 1

9'2" x 9'7"  
UPVC double glazed window to front, radiator, fitted double wardrobe.

### BEDROOM 2

9'2" x 8'6"  
UPVC double glazed window to rear, radiator.

### BEDROOM 3

8'5" x 8'1" max  
UPVC double glazed window to front, radiator, fitted wardrobe/cupboard.

### CLOAKROOM

Obscure uPVC double glazed window to side, low level WC, wash hand basin.

### GARAGE

16'5" x 8'5"  
Electric roller door to front, power connected, single door and window to rear leading into the garden.

### OUTSIDE

Front lawn area, parking to the side of the bungalow leading to the garage. Side gated access to the rear garden. The rear garden is enclosed by fencing and bordered by hedges with a laid lawn and patio space.

### 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>		<b>83</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>66</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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