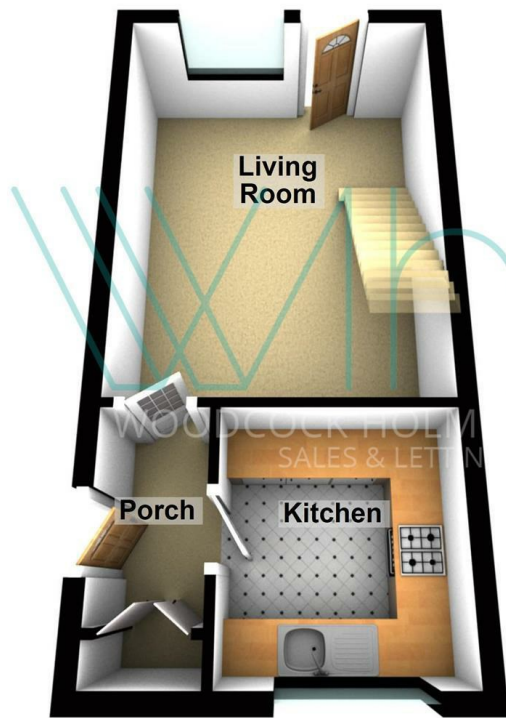


Ground Floor

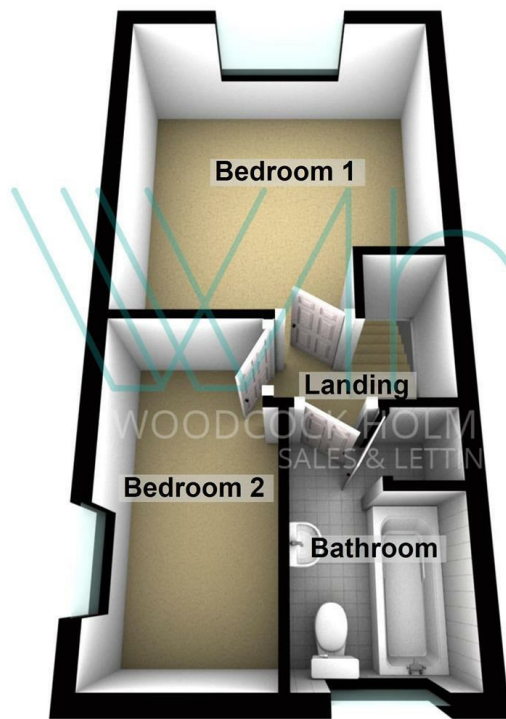


ENTRANCE PORCH

KITCHEN

LIVING ROOM

First Floor



FIRST FLOOR LANDING

BEDROOM 1

BEDROOM 2

BATHROOM

GARAGE

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.

21 Whitacre
Peterborough, PE1 4SU
£152,000



21 Whitacre Peterborough PE1 4SU

This end-terrace freehold house is an ideal first-time buy or investment opportunity, offering plenty of potential to create your perfect home. Situated in a quiet cul-de-sac, it provides easy access to nearby amenities and transport links and is available with No Forward Chain!

- NO FORWARD CHAIN
- PARKING AND GARAGE
- PRIVATE REAR GARDEN
- TWO BEDROOMS
- QUIET CUL-DE-SAC LOCATION
- IDEAL FIRST TIME BUY
- GREAT VALUE PURCHASE
- PLENTY OF POTENTIAL
- PERFECT FOR INVESTMENT BUYERS
- CALL OUR SALES TEAM TO VIEW

Viewings: By appointment
£152,000

ENTRANCE PORCH

UPVC door to side leading into the porch, store space, access to:

KITCHEN

8'1" x 7'6"

UPVC double glazed window to front, fitted kitchen with a matching range of base and eye level units with worktops, splashback tiles, fitted sink drainer and space for appliances.

LIVING ROOM

15" x 11'3"

UPVC double glazed door and windows to the rear overlooking the garden, laminate flooring, electric radiator, stairs to the first floor.

FIRST FLOOR LANDING

Fitted carpet, access to:

BEDROOM 1

12'1" x 11'3"

UPVC double glazed window to rear, fitted carpet, electric radiator.

BEDROOM 2

11'2" x 5'3"

UPVC double glazed window to side, fitted carpet, electric radiator.

BATHROOM

8'2" x 5'4"

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

OUTSIDE

Outside, there is an enclosed rear garden, mainly laid to lawn, and not overlooked by neighbouring properties. Parking is available to the side of the house, leading up to a single garage.

TENURE

Freehold.

SERVICES

Mains water, electricity 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		90
(81-91) B		
(69-80) C		
(55-68) D	53	
(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		73
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	33	
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		

England & Wales

EU Directive
2002/91/EC

