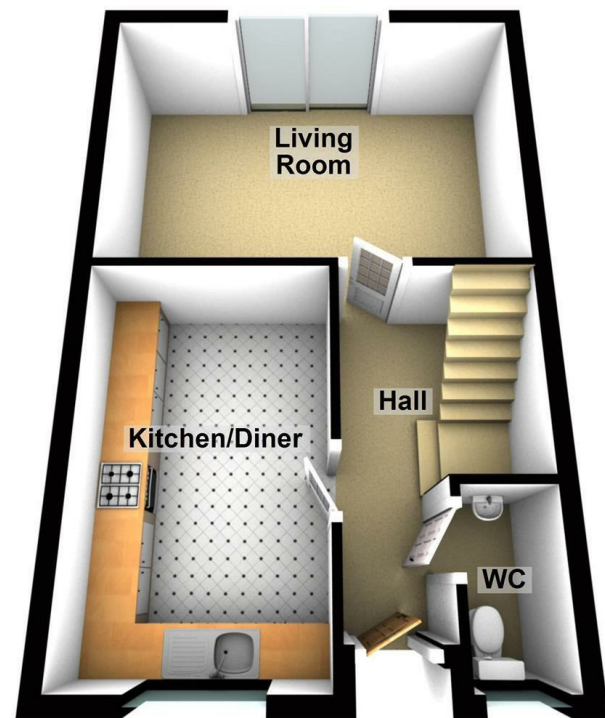


Ground Floor



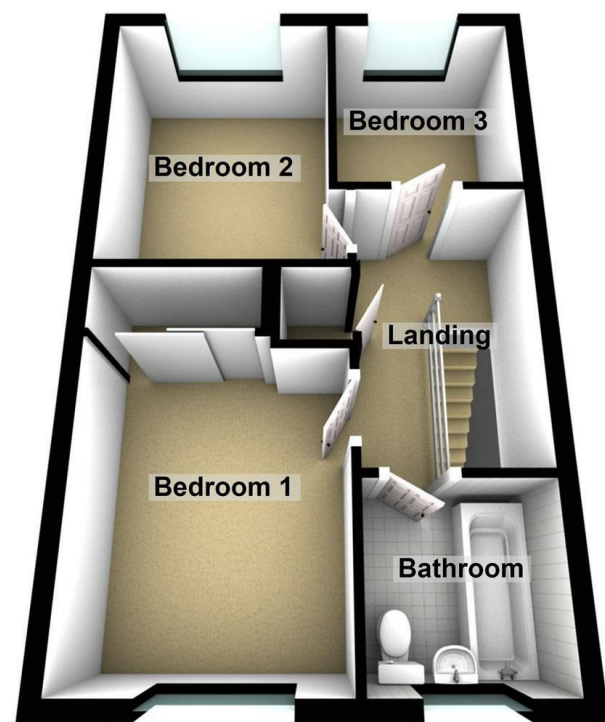
ENTRANCE HALL

CLOAKROOM

KITCHEN DINER

LIVING ROOM

First Floor



FIRST FLOOR LANDING

BEDROOM 1

BEDROOM 2

BEDROOM 3

BATHROOM



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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.

49 Palmerston Road
Peterborough, PE2 9DQ
£195,000



**49 Palmerston Road
Peterborough
PE2 9DQ**

This property boasts spacious accommodation, including three well-proportioned bedrooms, the convenience of allocated parking, and the privacy of a lovely private garden. Perfect for first-time buyers, this home is ready to move into, having been recently redecorated throughout.

- NO FORWARD CHAIN
- CLOSE TO PETERBOROUGH CITY CENTRE
- RECENTLY REDECORATED THROUGHOUT
- IDEAL FIRST TIME BUY
- ALLOCATED PARKING TO THE REAR
- PRIVATE GARDEN SPACE
- THREE BEDROOMS
- UPVC DOUBLE GLAZED & GAS CENTRAL HEATING
- WALKING DISTANCE TO LOCAL AMENITIES AND SHOPS
- CALL OUR SALES TEAM FOR MORE INFORMATION

Viewings: By appointment
£195,000

ENTRANCE HALL

Door to front, laminate flooring, carpeted stairs leading to the first floor with store space under.

CLOAKROOM

Two piece suite with low level WC and wash hand basin.

KITCHEN DINER

13'8" x 8'2"
UPVC double glazed window to front, fitted with a matching range of base and eye level units, fitted worktops, splash back tiles, fitted oven, fitted four ring hob, fitted sink drainer, space for dining furniture.

LIVING ROOM

15'7" x 10'7"
Double glazed patio doors to the rear leading into the garden, fitted laminate flooring, radiator.

FIRST FLOOR LANDING

Fitted carpet, airing cupboard, access to all rooms:

BEDROOM 1

11'5" x 8'9"
UPVC double glazed window to front, fitted carpet, fitted double wardrobe with sliding doors, radiator.

BEDROOM 2

9'8" x 7'6"
UPVC double glazed window to rear, fitted carpet, fitted double wardrobe with sliding doors, radiator.



BEDROOM 3

7'8" x 6'5"
UPVC double glazed window to rear, fitted carpet, radiator.

BATHROOM

Obscure uPVC double glazed window to front, three piece suite with low level WC, wash basin, bath with overhead electric shower, tiled surround, radiator.

OUTSIDE

TENURE

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		90
(81-91) B	77	
(69-80) C		
(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