



COMMUNAL ENTRANCE

HALLWAY

BEDROOM 1

ENSUITE SHOWER ROOM

BATHROOM

LIVING ROOM

KITCHEN

BEDROOM 2

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WOODCOCK HOLMES



28 Lime Kiln Close
Peterborough, PE3 9TN
£130,000



28 Lime Kiln Close

Peterborough

PE3 9TN

This beautifully presented ground-floor apartment is perfect for first-time buyers or investors looking for a hassle-free move. Recently redecorated throughout with fresh flooring laid, the apartment is ready to move straight into and is offered with no forward chain.

• GROUND FLOOR APARTMENT

• NO FORWARD CHAIN

• TWO DOUBLE BEDROOMS

• ENSUITE SHOWER ROOM TO MAIN BEDROOM

• NEW FLOORING THROUGHOUT

• RECENTLY DECORATED THROUGHOUT

• 1.2 MILES FROM PETERBOROUGH TRAIN STATION

• READY TO MOVE STRAIGHT IN - IDEAL FOR FIRST TIME BUYERS

• SECURE COMMUNAL PARKING

• CALL OUR SALES TEAM FOR MORE INFORMATION

Viewings: By appointment

£130,000

THE PROPERTY

Upon entering the property, you are greeted by a spacious hallway with built-in storage space, leading you to all rooms. The accommodation comprises two well-sized double bedrooms, with the master bedroom benefiting from an ensuite shower room. The spacious living room offers ample space for both lounge and dining furniture, providing a comfortable and functional area to relax and entertain.

The open-plan kitchen is fitted with a range of base and eye-level units, including a built-in oven, hob, and sink drainer, with space available for additional appliances. A well-appointed three-piece bathroom completes the internal layout.

Further benefits include double glazing throughout, electric heating, and secure parking. Access to the apartment is via a secure communal area with intercom and buzzer entry for added peace of mind.

Externally, there are communal grounds for residents to enjoy. The location is ideal for those seeking convenience, with amenities, a gym, and public transport links all within walking distance. The city centre and train station are just 1.2 miles away, easily accessible by bus or car.

HALLWAY

Door to side, fitted carpet, airing cupboard, store cupboard, electric heater, access to all rooms.

BEDROOM 1

12'2" max x 14'10" max
UPVC double glazed window to front, fitted carpet, electric heater.

ENSUITE SHOWER ROOM

4'11" x 8'3" max
Three piece suite with low level WC, wash hand basin, shower cubicle with tiled surround, electric heated towel rail.

BATHROOM

6'10" x 5'2"
Three piece suite with low level WC, wash hand basin, bath with half wall tiled surround, electric heated towel rail.

LIVING ROOM

16'11" x 11'6"
UPVC double glazed window to rear, fitted carpet, electric heater.

KITCHEN

13'9" max x 8'10" max
UPVC double glazed window to rear, fitted kitchen with a matching range of base and eye level units, fitted oven, fitted four ring hob, extractor fan over, fitted sink drainer, space for other appliances.

BEDROOM 2

8'10" x 9'4"
UPVC double glazed window to rear, fitted carpet, electric heater.

OUTSIDE

Communal grounds, secure parking, intercom entry into the communal area that leads to your ground floor apartment.

TENURE

Leasehold - 106 years remaining.

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.

SERVICES

Mains water, electricity, gas and drainage are all connected. None of these services or appliances have been tested by the agents.

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	68	82	
(81-91) B			
(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 CO2 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 CO2 emissions			
England & Wales		EU Directive 2002/91/EC	