



ENTRANCE HALL

CLOAKROOM

KITCHEN DINER

FIRST FLOOR LANDING

LIVING ROOM

FAMILY BATHROOM

BEDROOM 3

SECOND FLOOR LANDING

BEDROOM 1

ENSUITE SHOWER ROOM

BEDROOM 2

SINGLE GARAGE



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255 Eagle Way
Peterborough, PE7 8GS
£249,995



255 Eagle Way Peterborough PE7 8GS

This beautifully presented 3-bedroom, 3-storey town house provides generous living space and contemporary comforts throughout. Situated in the desirable Hampton area, the property offers a variety of outstanding features, making it perfect for family life.

- NO FORWARD CHAIN
- SPACIOUS FAMILY HOME
- SINGLE GARAGE AND PARKING
- THREE DOUBLE BEDROOMS ALL WITH BUILT IN WARDROBES
- ENSUITE SHOWER ROOM TO THE MAIN BEDROOMS
- OPEN PLAN KITCHEN AND DINING AREA DOWNSTAIRS
- PRIVATE ENCLOSED REAR GARDEN SPACE
- EASY ACCESS TO AMENITIES AND BUS ROUTES
- THREE-STOREY FREEHOLD HOUSE
- CALL OUR SALES TEAM TO VIEW

Viewings: By appointment
£249,995

ENTRANCE HALL

Door to front, stairs to first floor, radiator, access to:

CLOAKROOM

Obscure uPVC double glazed window to front, two piece suite with low level WC, wash hand basin, radiator, wall mounted boiler.

KITCHEN DINER

27'2" max x 12" max
Fitted kitchen with a matching range of base and eye level units, fitted worktops, splashback tiles, fitted oven, fitted extractor over, integrated dishwasher, space for white goods, breakfast bar, open into the dining area, carpeted, radiator, double glazed patio doors to the garden, under stairs store cupboard.

FIRST FLOOR LANDING

Fitted carpet ,stairs to the second floor, access to:

LIVING ROOM

12'5" x 12'1"
x2 uPVC double glazed French door/Juliet balcony set, fitted carpet, radiator.

FAMILY BATHROOM

9'3" max x 5'3"
Three piece suite with low level WC, wash hand basin, bath, tiled splashback, airing cupboard.

BEDROOM 3

8'4" x 12'1"
UPVC double glazed window to rear, fitted carpet, radiator, x2 built in double wardrobes.

SECOND FLOOR LANDING

Fitted carpet, access to:

BEDROOM 1

12'6" x 12'1"
UPVC double glazed window to front, fitted carpet, radiator, fitted double wardrobe x2, access to ensuite.



SHOWER ROOM ENSUITE

6'6" x 5'4"
Three piece suite, shower cubicle, low level WC, wash hand basin, radiator, splashback tiles.

BEDROOM 2

8'9" x 12'1"
UPVC double glazed window to rear, fitted carpet, radiator, fitted double and single wardrobe space.

OUTSIDE

Outside, the private rear garden is laid with both patio and lawn areas, offering a lovely, enclosed space for family enjoyment and entertaining in the warmer months. The property also benefits from a single garage with a driveway, accessible via a secure gate with a remote control system

LOCATION

Situated in the popular Hampton area, the property is within walking distance to local amenities, transport links, and Serpentine Green shopping centre. Popular schools are also within walking distance. The A1 motorway is also just a short drive away, making this location ideal for those who commute.

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	77	87
(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