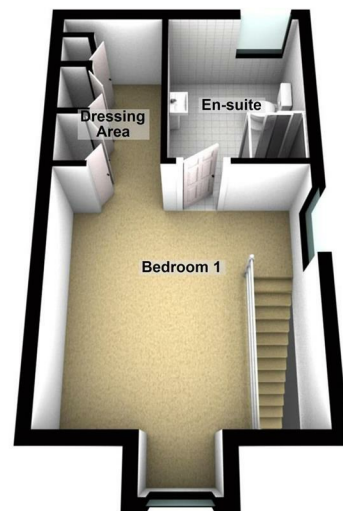




Ground Floor



First Floor



Second Floor

ENTRANCE PORCH

LIVING ROOM

KITCHEN DINER

CLOAKROOM

FIRST FLOOR LANDING

BEDROOM 2

BATHROOM

BEDROOM 3

MAIN BEDROOM

DRESSING AREA

SHOWER ROOM ENSUITE



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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.

**Charlotte Way**  
Peterborough, PE3 9ER  
£270,000





Charlotte Way

Peterborough

PE3 9ER

This beautifully presented end-terrace townhouse offers a modern and spacious living environment across three floors, making it the perfect home for those looking for convenience and comfort.

• MODERN END TERRACE TOWNHOUSE

• EASY ACCESS TO PETERBOROUGH HOSPITAL AND CITY CENTRE

• PRIVATE LANDSCAPED GARDEN

• SINGLE GARAGE AND PARKING FOR THREE CARS

• SHOWER ROOM ENSUITE AND DRESSING AREA TO THE MAIN BEDROOM

• FOUR PIECE FAMILY BATHROOM

• STYLISH KITCHEN DINER

• DOWNSTAIRS CLOAKROOM

• EASY ACCESS TO TRAVEL LINKS INCLUDING THE A47

• UPVC DOUBLE GLAZED AND GAS CENTRAL HEATING

Viewings: By appointment

£270,000

**ENTRANCE PORCH**  
Door to front, stairs to the first floor, access to the living room:

**LIVING ROOM**  
17'2" (max) x 9'1"  
UPVC double glazed window to front, Amtico flooring, radiator, under stairs store cupboard.

**KITCHEN DINER**  
9'10" max x 12'5"  
UPVC double glazed window and French doors to the rear, fitted kitchen with a matching range of base and eye level units, fitted worktops, splashback tiles behind, fitted 1 1/2 bowl sink drainer, mixer tap over, fitted oven, fitted four ring gas hob, extractor fan fitted over, integrated washing machine, fridge freezer and dishwasher, radiator.

**CLOAKROOM**  
5'9" x 2'7"  
Two piece suite with WC, wash hand basin and radiator.

**FIRST FLOOR LANDING**  
11'11" x 5'6"  
UPVC double glazed window to side, fitted carpet, door leading to a second staircase leading to the first floor with a uPVC double glazed window to the front.

**BEDROOM 2**  
11'1" max x 12'5"  
UPVC double glazed window to rear x2, fitted carpet, radiator.

**BATHROOM**  
9" (max) x 5'10"  
Four piece suite with large bath, WC, wash hand basin, double shower cubicle, splashback tiles, radiator.

**BEDROOM 3**  
9'1" x 6'3"  
UPVC double glazed window to front, fitted carpet, radiator.

**BEDROOM 1**  
11'2" x 12'5"  
UPVC double glazed dormer window to front, uPVC double glazed window to side, fitted carpet, radiator, open to dressing area,

**DRESSING AREA**  
9'5" x 5'1"  
Fitted wardrobes, x2 double, x1 single.

**SHOWER ROOM ENSUITE**  
9'1" x 6'8"  
Velux window to rear, three piece suite with WC, wash hand basin, double shower cubicle, radiator, splashback tiled surround.

**OUTSIDE**  
Block paved driveway with parking for two cars, gravelled area to the side with additional parking for another car, lawn space to the other side. Access to the front door, single garage and side access to the garden via a wooden gate.  
The rear garden is enclosed by timber fencing, patio area, raised decking area, outside lighting, flowerbed/shrub borders, timber shed, pergola over patio space.

**GARAGE**  
Up and over door to front, pitched roof, single door to the rear leading into the garden, power and lighting connected.

**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		92
(81-91) B	80	
(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 <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions		
England & Wales		EU Directive 2002/91/EC