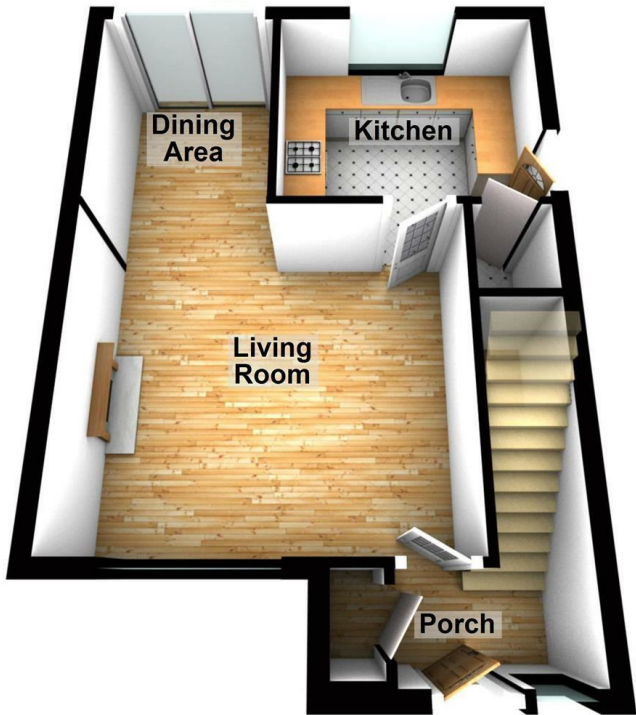


Ground Floor



ENTRANCE PORCH

LIVING ROOM

DINING AREA

KITCHEN

FIRST FLOOR LANDING

BEDROOM 1

BEDROOM 2

BEDROOM 3

BATHROOM

SINGLE GARAGE

First Floor



Woodcock Holmes
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Peterborough PE2 6FL

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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.

Wdh
WOODCOCK HOLMES

woodcockholmes.co.uk



25 Carron Drive
Peterborough, PE4 6NX
£255,000



25 Carron Drive

Peterborough

PE4 6NX

This well-presented semi-detached house is in great condition and ready to move into, making it an ideal family home or first-time buy. Located in the quiet cul-de-sac of the popular Werrington village area, the property offers a peaceful setting with easy access to local amenities.

• STYLISH SEMI-DETACHED HOUSE

• DRIVEWAY & SINGLE GARAGE

• CUL-DE-SAC LOCATION

• THREE BEDROOMS

• OPEN PLAN KITCHEN/DINING AREA

• MODERN AND STYLISH FITTED KITCHEN

• THREE-PIECE BATHROOM WITH SHOWER OVER BATH

• UPVC DOUBLE GLAZED AND GAS CENTRAL HEATING

• POPULAR WERRINGTON VILLAGE AREA

• CALL OUR OFFICE TO ARRANGE A VIEWING

Viewings: By appointment

£255,000

ENTRANCE PORCH
3'4" x 5'3"
UPVC door and uPVC double glazed window to front, laminate flooring, radiator, stairs to the first floor, storage cupboard, access to the living room:

LIVING ROOM
12'2" x 13'9"
UPVC double glazed window to front, laminate flooring, radiator, feature fireplace, open to dining area:

DINING AREA
8'1" x 6'8"
Laminate flooring, radiator, patio doors leading to the garden.

KITCHEN
7'6" x 9'4"
UPVC double glazed window to rear, uPVC door to side. Fitted kitchen with a matching range of base and eye level units, fitted worktops, splashback tiles behind, fitted sink drainer, fitted oven, fitted four ring hob, extractor fitted above, space for appliances, under stairs storage cupboard.

FIRST FLOOR LANDING
4'9" x 6"
UPVC double glazed window to side, fitted carpet, access to:

BEDROOM 1
9'10" x 10'4"
UPVC double glazed window to rear, fitted carpet, radiator.

BEDROOM 2
9'10" x 6'11"
UPVC double glazed window to front, fitted carpet, radiator.

BEDROOM 3
6'10" x 6'4"
UPVC double glazed window to front, fitted carpet, radiator, fitted store cupboard/wardrobe.

BATHROOM
7'5" max x 5'11"
Obscure uPVC double glazed window to rear, fitted three piece suite with WC, wash hand basin, fitted bath with shower over, shower screen, tiled surround, tiled flooring, chrome towel rack style radiator, airing cupboard.

OUTSIDE
The front of the house features a well-maintained lawn and a hedge border, while a driveway to the side leads to a single garage. The enclosed rear garden is bordered by timber fencing, with areas of lawn, flower beds, and shrub borders. A patio area provides space for outdoor furniture and entertaining, and there is a timber shed for extra storage. A side gate offers access between the front and rear gardens. There is also a single door entering the side of the garage.

GARAGE
Detached garage with up and over door to front, single door to side leading into the rear garden.

TENURE
Freehold.

TAX BAND
Council tax band B with Peterborough City Council.

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		86
(69-80) C	72	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England & WalesEU Directive 2002/91/EC

Environmental Impact (CO₂) 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 & WalesEU Directive 2002/91/EC