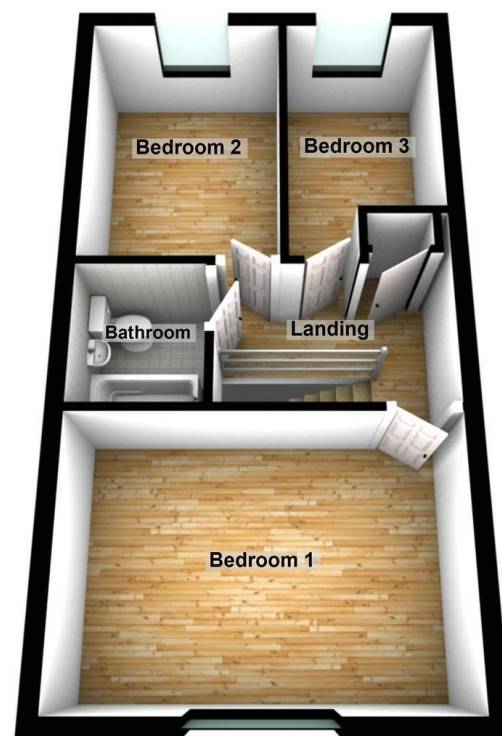


Ground Floor



First Floor



LIVING ROOM

KITCHEN DINER

REAR PORCH

CLOAKROOM

FIRST FLOOR LANDING

BEDROOM 1

BEDROOM 2

BEDROOM 3

BATHROOM

**Woodcock Holmes**  
20a Tesla Court, Innovation Way,  
Peterborough PE2 6FL  
  
01733 303111  
info@woodcockholmes.co.uk

**rightmove**  
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**The Property  
Ombudsman**

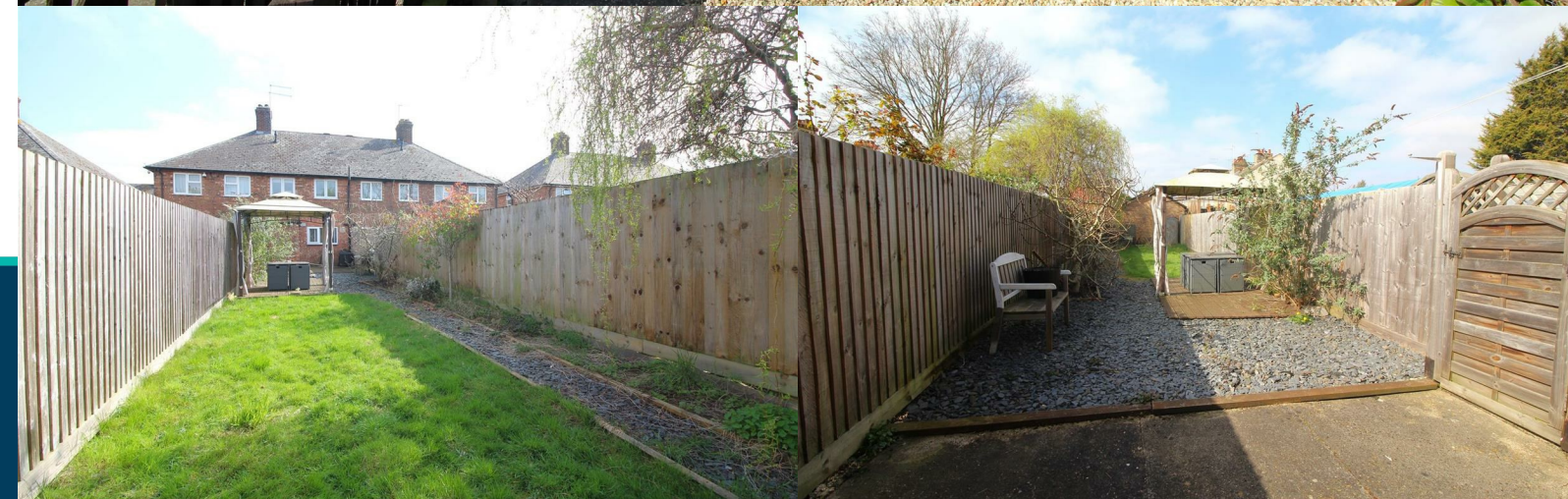
**Zoopla**

**THE  
GUILD  
PROPERTY  
PROFESSIONALS**

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.

woodcockholmes.co.uk

**Wh**  
WOODCOCK HOLMES



**35 Wootton Avenue**  
Peterborough, PE2 9EE  
£185,000



35 Wootton Avenue

Peterborough

PE2 9EE

This well-presented mid-terrace property is the perfect opportunity for first-time buyers or investment purchasers. Situated in a convenient location, the home is in good condition throughout, offering a stylish decor and comfortable living space.

- STYLISH MID TERRACE HOUSE
- OUTBUILDING TO THE REAR
- THREE BEDROOMS
- SPACIOUS KITCHEN DINER
- DOWNSTAIRS CLOAKROOM
- EASY ACCESS TO PETERBOROUGH CITY CENTRE
- GAS CENTRAL HEATING
- UPVC DOUBLE GLAZED
- IDEAL FOR FIRST TIME BUYERS
- CALL OUR OFFICE TO VIEW

Viewings: By appointment

£185,000

- LIVING ROOM

10" x 13'7"

UPVC door to front, uPVC double glazed window to front, laminate flooring, radiator, access to the stairs leading up to the first floor and door to the kitchen:
- KITCHEN DINER

12'5" x 13'7"

UPVC double glazed window to rear, fitted with a matching range of base level units with fitted wooden worktops, matching shelving fitted to the wall, fitted sink, Cookmaster oven with five ring hob above, tiled flooring, space for dining furniture, store cupboard under stairs, access to rear porch:
- REAR PORCH

3'5" x 4'5"

UPVC door to side leading into the garden, tiled flooring, store space, access to the cloakroom:
- CLOAKROOM

4'8" x 4'5"

UPVC double glazed window to side, WC, wash hand basin, splashback tiles, radiator.
- FIRST FLOOR LANDING

Fitted carpet, airing cupboard, access to:
- BEDROOM 1

10" x 13'7"

UPVC double glazed window to front, laminate flooring, radiator, store cupboard.
- BEDROOM 2

9'9" x 7'4"

UPVC double glazed window to rear, fitted carpet, radiator.
- BEDROOM 3

7'7" x 5'7"

UPVC double glazed window to rear, laminate flooring, radiator.



- BATHROOM

5'3 x 4'3"

Three piece suite fitted with a WC, wash hand basin, bath with shower over and shower screen to the side, chrome towel rack style radiator, fully tiled wall surround.
- OUTSIDE

Gravelled front garden with path leading to the front door. The rear garden is fully enclosed with timber fencing, providing a private and secure outdoor space. Featuring a patio area, decking space, and a mainly lawned area, this garden is perfect for relaxation or entertaining. Flowerbeds and shrub borders add a touch of greenery, while the garden extends to the rear of the brick-built garage. The garage can be accessed via a single door from the garden and through double wooden doors from St Margarets Place
- LOCATION

The location is ideal, being close to local shops, amenities, and public transport routes. A short drive takes you into Peterborough city centre, offering excellent access to shops, restaurants, and further services.
- TENURE & TAX BAND

Freehold. Tax band A 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) <b>A</b>                                              | <b>75</b> | <b>89</b>                                                                                                        |
| (81-91) <b>B</b>                                                |           |                                                                                                                  |
| (69-80) <b>C</b>                                                |           |                                                                                                                  |
| (55-68) <b>D</b>                                                |           |                                                                                                                  |
| (39-54) <b>E</b>                                                |           |                                                                                                                  |
| (21-38) <b>F</b>                                                |           |                                                                                                                  |
| (1-20) <b>G</b>                                                 |           |                                                                                                                  |
| Not energy efficient - higher running costs                     |           |                                                                                                                  |
| <b>England &amp; Wales</b>                                      |           | EU Directive<br>2002/91/EC  |
| Environmental Impact (CO <sub>2</sub> ) Rating                  |           |                                                                                                                  |
|                                                                 | Current   | Potential                                                                                                        |
| Very environmentally friendly - lower CO <sub>2</sub> emissions |           |                                                                                                                  |
| (92 plus) <b>A</b>                                              |           |                                                                                                                  |
| (81-91) <b>B</b>                                                |           |                                                                                                                  |
| (69-80) <b>C</b>                                                |           |                                                                                                                  |
| (55-68) <b>D</b>                                                |           |                                                                                                                  |
| (39-54) <b>E</b>                                                |           |                                                                                                                  |
| (21-38) <b>F</b>                                                |           |                                                                                                                  |
| (1-20) <b>G</b>                                                 |           |                                                                                                                  |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |           |                                                                                                                  |
| <b>England &amp; Wales</b>                                      |           | EU Directive<br>2002/91/EC  |