



ENTRANCE HALL

LIVING ROOM

KITCHEN DINER

BEDROOM 1

BEDROOM 2

BEDROOM 3

SHOWER ROOM

SINGLE GARAGE



Woodcock Holmes

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24 Deerhurst Way

Peterborough, PE6 7XD

£280,000



24 Deerhurst Way

Peterborough

PE6 7XD

This well-maintained detached bungalow is offered with no forward chain and is situated in a sought-after village location. The property is in good condition throughout, featuring a stylish new kitchen/diner and a modern three-piece shower room

• NO FORWARD CHAIN

• THREE BEDROOMS

• DETACHED BUNGALOW

• MODERN THREE-PIECE SHOWER ROOM

• SPACIOUS LIVING ROOM

• MODERN FITTED KITCHEN

• DRIVEWAY & SINGLE GARAGE

• PRIVATE REAR GARDEN

• POPULAR VILLAGE LOCATION

• UPVC DOUBLE GLAZED AND GAS CENTRAL HEATING

Viewings: By appointment

£280,000

ENTRANCE HALL
UPVC door to side, fitted carpet, airing cupboard, radiator, access to all rooms:

LIVING ROOM
14'7" x 12'6"
UPVC double glazed window to front, fitted carpet, radiator, fireplace.

KITCHEN DINER
11'6" x 10'1"
UPVC door and uPVC double glazed window to rear. Newly fitted kitchen with a matching range of base and eye level units, fitted worktops, splashguard behind, fitted electric oven, fitted four ring electric hob, extractor fan installed above, space for appliances.

BEDROOM 1
13'7" x 9'7"
UPVC double glazed window to front, fitted carpet, radiator.

BEDROOM 2
10'6" x 9'7"
UPVC double glazed window to rear, fitted carpet, radiator.

BEDROOM 3
6'7" x 9'7"
UPVC double glazed window to side, fitted carpet, radiator.

SHOWER ROOM
6'6" x 5'7"
Obscure uPVC double glazed window to rear. Fully tiled three piece suite with shower cubicle, wash hand basin and WC, radiator.

OUTSIDE
Front garden space enclosed by brick wall, mainly laid to gravel with a driveway to the side leading to the main entrance, rear garden and single garage. The brick built garage has an up and over door to front. The rear garden is bordered by timber fencing, laid with gravel and patio area divided by raised flowerbed and shrub borders.

TENURE & TAX BAND
Freehold. Tax band C with Peterborough City Centre.

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		85	
(81-91) B			
(69-80) C	69		
(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			