



ENTRANCE HALL

KITCHEN/BREAKFAST ROOM

CLOAKROOM

LIVING ROOM

FIRST FLOOR LANDING

BEDROOM 1

FAMILY BATHROOM

BEDROOM 2



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

**rightmove**  
 find your happy

**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.

**45c Southfields Drive**  
 Stanground, Peterborough, PE2 8QA  
 £220,000





45c Southfields Drive  
Stanground, Peterborough  
PE2 8QA

This home is a fantastic blend of modern living, practicality, and location – with a stylish finish throughout, spacious rooms and private garden - this is a must view for anyone looking for their new long term home.

- IDEAL FOR FIRST TIME BUYERS
- SPACIOUS SEMI-DETACHED HOME
- MODERN AND STYLISH FINISH THROUGHOUT
- BUILT IN 2020
- TWO ALLOCATED PARKING SPACES
- PRIVATE GARDEN WITH PATIO AND LAWN SPACE
- TWO DOUBLE BEDROOMS
- DOWNSTAIRS CLOAKROOM
- STYLISH KITCHEN WITH FITTED APPLAINCES AND BREAKFAST BAR
- POPULAR LOCATION CLOSE TO AMENITIES AND SHOPS

Viewings: By appointment

£220,000

**ENTRANCE HALL**  
Composite door to front, fitted carpet, radiator, stairs to first floor, understairs store cupboard, access to:

**KITCHEN/BREAKFAST ROOM**  
12'4" x 9'1"  
UPVC double glazed window to front, fitted kitchen with a matching range of base and eye level units, wood effect worktops, fitted oven, fitted four ring electric hob, integrated fridge and freezers, integrated washing machine, integrated dish washer, fitted sink drainer, wall mounted gas central heating boiler, breakfast bar, radiator.

**CLOAKROOM**  
Obscure uPVC double glazed window to side, two piece suite with WC, wash hand basin, radiator.

**LIVING ROOM**  
15'4" x 13'7"  
UPVC double glazed window to rear, single door to rear leading into the garden, fitted carpet, radiator.

**FIRST FLOOR LANDING**  
Fitted carpet, store cupboard, loft access, access to:

**BEDROOM 1**  
11'8" x 13'7"  
UPVC double glazed window to rear x2, fitted carpet, radiator.

**BATHROOM**  
Obscure uPVC double glazed window to side, three piece suite fitted with WC, wash hand basin, bath with shower screen and shower fitted over, fully tiled walls surrounding the bath space, chrome towel rack style radiastor.



**BEDROOM 2**  
11'11" x 13'7"  
UPVC double glazed window to front x2, fitted carpet, radiator, store cupboard over stairs bulkhead.

**OUTSIDE**  
Outside, the front of the property includes two allocated parking spaces. Gated side access leads to the beautifully landscaped rear garden, which has been designed by the current owners to include a large patio area, lawn, and attractive slate borders. This outdoor space is perfect for summer BBQs or enjoying some quiet time in the sunshine.

**TENURE & TAX BAND**  
Freehold. 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. All vendors contribute £11.25 per month to a gardener to maintain the communal grounds at the front of the property.

**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		95
(81-91) B	83	
(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