

ENTRANCE HALL

KITCHEN DINER

LIVING ROOM

FIRST FLOOR LANDING

BEDROOM 1

BEDROOM 2

BEDROOM 3

BATHROOM

OUTBUILDING



## Woodcock Holmes

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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.

**30 Tilton Court**  
Peterborough, PE1 4TA  
£175,000





**30 Tilton Court**  
**Peterborough**  
**PE1 4TA**

Recently redecorated with new carpets, modern kitchen, and a fresh bathroom suite, this three-bedroom terraced house is perfect for first-time buyers, families, or investors.

- NO FORWARD CHAIN
- THREE BEDROOMS
- RECENTLY REDECORATED THROUGHOUT
- NEW CARPETS THROUGHOUT
- MODERN KITCHEN
- OFF ROAD PARKING
- BRICK BUILT OUTBUILDING
- THREE-PIECE FAMILY BATHROOM
- WALKING DISTANCE TO LOCAL SCHOPS AND PUBLIC TRANSPORT
- UPVC DOUBLE GLAZED AND GAS CENTRAL HEATING

Viewings: By appointment  
£175,000

**ENTRANCE HALL**

6'1" x 16"  
UPVC door to side, lino flooring, stairs to first floor, radiator, access to:

**KITCHEN DINER**

7'4" x 17'5"  
UPVC door to rear, uPVC double glazed window to side, fitted kitchen, fitted sink drainer, space for appliances, tiled flooring.

**LIVING ROOM**

13'10" x 9'11"  
UPVC double glazed window to rear, fitted carpet, radiator.

**FIRST FLOOR LANDING**

6'10" x 11'10"  
Fitted carpet, airing cupboard.

**BEDROOM 1**

13'10" x 8'10"  
UPVC double glazed window to rear, fitted carpet, radiator.

**BEDROOM 2**

7'4" x 9'11"  
UPVC double glazed window to rear, fitted carpet, radiator.

**BEDROOM 3**

7'4" x 8'3"  
UPVC double glazed window to rear, fitted carpet, radiator.

**BATHROOM**

6'2" x 6'4"  
Obscure uPVC double glazed window to side, three piece suite with bath, wash hand basin and WC, radiator.

**OUTSIDE**

Enclosed rear garden space by timber fencing, easy maintenance area laid with patio and artificial grass area, double gates leading outside and allowing access for secure off road parking, brick built outbuilding, additional parking surrounding the property.

**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			86
(81-91) B			
(69-80) C			
(55-68) D		65	
(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		85	
(81-91) B			
(69-80) C			
(55-68) D			60
(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	