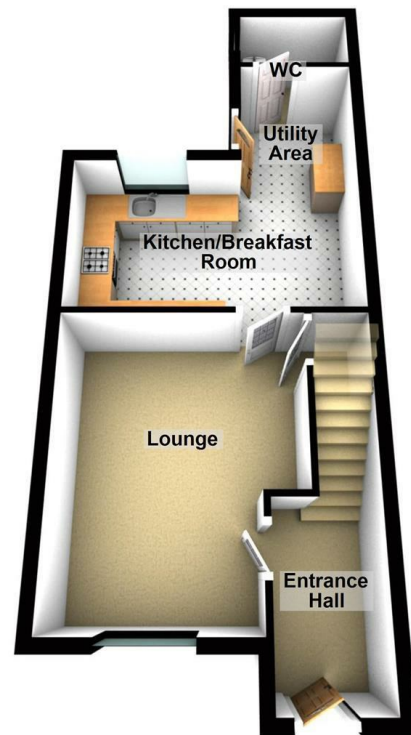
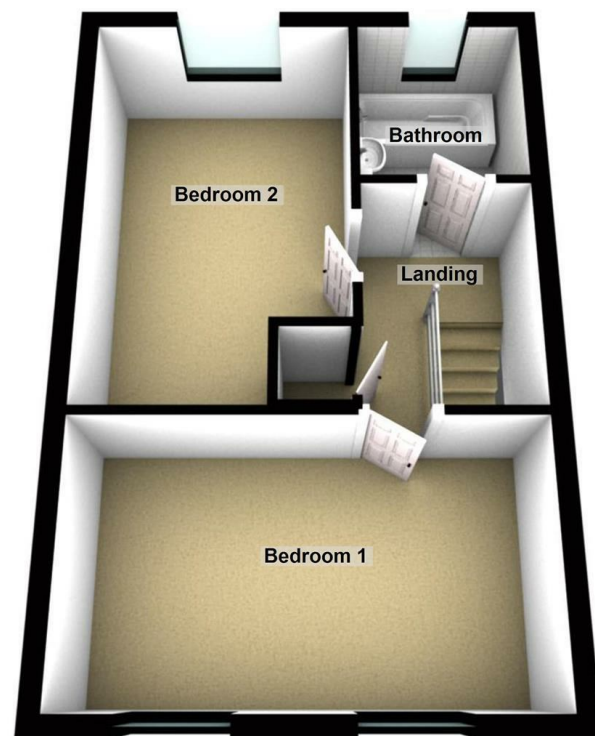


Ground Floor



First Floor



ENTRANCE HALL

LIVING ROOM

KITCHEN DINER

UTILITY ROOM

CLOAKROOM

GARAGE

LANDING

BEDROOM 1

BEDROOM 2

BATHROOM

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.

woodcockholmes.co.uk

Wh
WOODCOCK HOLMES



Holmes Way
Peterborough, PE4 7XZ
£215,000



Holmes Way

Peterborough

PE4 7XZ

This spacious semi-detached house has been renovated throughout and has the wow factor! With a new kitchen opening into a dining area and utility space, new bathroom, new boiler, two double bedrooms, a private garden, driveway, garage and cloakroom - this property is ready for you to move straight in!

- RENOVATED THROUGHOUT
- NEW STYLISH KITCHEN
- NEW MODERN BATHROOM
- TWO DOUBLE BEDROOMS
- PARKING & GARAGE
- PRIVATE GARDEN
- UTILITY AREA
- DOWNSTAIRS CLOAKROOM
- NEW BOILER SUPPLYING GAS CENTRAL HEATING THOROUGHOUT
- UPVC DOUBLE GLAZED

Viewings: By appointment

£215,000

ENTRANCE HALL
8'8" x 4'11"
UPVC double glazed door to front, laminate flooring, stairs to first floor, access to living room.

LIVING ROOM
14'6" x 11'9" max
UPVC double glazed window to front, laminate flooring ,radiator, storage space x2 under the stairs.

KITCHEN
8'6" x 8'11"
UPVC double glazed window to rear overlooking the garden. Modern fitted kitchen with a matching range of base and eye level units with lighting, fitted worktops, built-in sink drainer with mixer tap over, fitted electric oven, fitted four ring electric hob, built-in fridge and freezer.

DINING/UTILITY AREA
14'10" x 6'2"
Double glazed single door to side leading to the garden, laminate flooring, worktop, space for white goods, space for dining furniture, radiator.

CLOAKROOM
Obscure uPVC double glazed window to side, two piece suite with low level WC and wash hand basin.

LANDING
Fitted carpet, loft access, airing cupboard, access to all rooms.

BEDROOM 1
8'11" x 15'1"
x2 uPVC double glazed window to front, fitted carpet, radiator.

BEDROOM 2
14'2" max x 8'7"
UPVC double glazed window to rear, fitted carpet, radiator.

BATHROOM
6'1" x 5'11"
Obscure uPVC double glazed window to rear. Refitted three piece suite with low level WC and wahs hand baisn in vanity units, bath with fitted shower over, splashback tiles, radiator.

OUTSIDE
The front of the property is laid to lawn with a driveway running along the side of the house with parking for x3 vehicles. The rear garden is accessed via the utility room and via a single wooden gate off the driveway. The rear garden is fully enclosed, mainly laid to lawn and has access to the garage.

GARAGE
Brick built garage with up and over door to front, parking in front, power connected, single door leading to the garden.

SURROUNDING AREA
Situatd just outside of Peterborough City Centre and the Queensgate Shopping Centre, Paston is a residential area to the north and is within close proximity to primary and secondary schools, supermarkets, retail park and public houses. Easy access to A15, A47 and A1M.

TENURE & COUNCIL TAX BAND
Freehold - Peterborough city council Band A

SERVICES
Mains water, gas, electricity and drainage are all connected. None of these services or appliances have been tested by the agents.

FIXTURES & FITTINGS
Every effort has been made to omit any fixtures belonging to the Vendor in the description of the property and the property is sold subject to the Vendor's right to the removal of, or payment for, as the case may be, any such fittings etc whether mentioned in these particulars or not.

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		82
(69-80) C		
(55-68) D		
(39-54) E	48	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England & Wales

EU Directive 2002/91/EC

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO2 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 CO2 emissions		

England & Wales

EU Directive 2002/91/EC