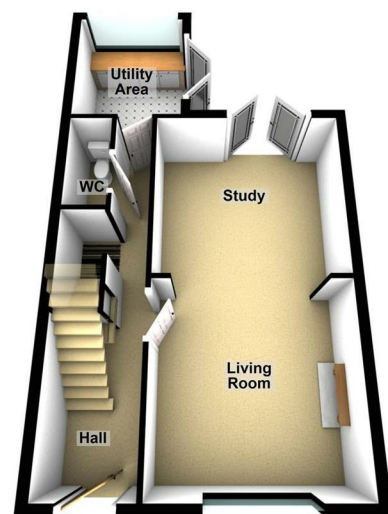
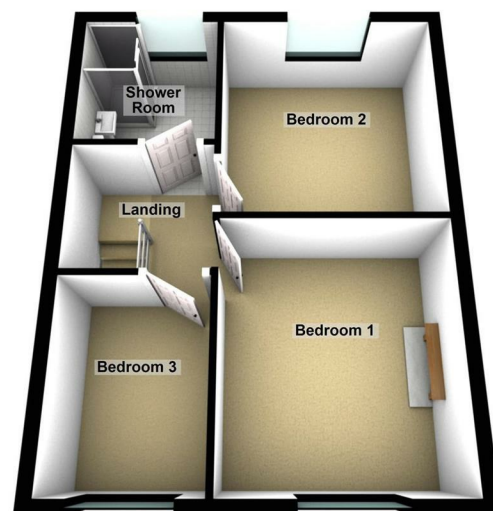


Basement



Ground Floor



First Floor

ENTRANCE HALL

LIVING ROOM

STUDY

CLOAKROOM

UTILITY ROOM

BASEMENT

FAMILY ROOM

KITCHEN/DINER

FIRST FLOOR LANDING

BEDROOM 1

BEDROOM 2

BEDROOM 3

SHOWER ROOM

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.

Wh
WOODCOCK HOLMES

woodcockholmes.co.uk



London Road
Peterborough, PE2 9BY
£325,000



Stunning chain-free Victorian home with 3 bedrooms, open-plan living, basement kitchen/diner, utility room, and private garden. Off-street parking and great commuter links—just 1.4 miles from the City Centre and station.

- NO FORWARD CHAIN
- PERFECT BLEND OF CHARACTER AND MODERN LIVING
- IDEAL FOR COMMUTERS - 1.4 MILES FROM PETERBOROUGH TRAIN STATION
- GREAT LAYOUT FOR FAMILIES AND ENTERTAINING
- THREE BEDROOMS
- BASEMENT AREA WITH KITCHEN AND DINING/FAMILY AREA PERFECT FOR MEALS
- MODERN AND STYLISH THREE PIECE SHOWER ROOM
- OFF ROAD PARKING FOR TWO VEHICLES TO THE FRONT
- PRIVATE AND ENCLOSED GARDEN SPACE NOT OVERLOOKED
- ACCOMODATION SPREAD OVER THREE FLOORS

Viewings: By appointment
£325,000

12'6" x 5'4"
Door to front, laminate flooring, stairs to first floor, stairs to basement level, access to:

12" x 11'11"

Double glazed window to front, fitted carpet, Victorian style radiator, fireplace, open to the sitting room:

10" x 10'7"
UPVC double glazed French doors to rear garden, laminate flooring, radiator.

6'10" x 2'3"
Two piece suite, WC, wash hand basin, radiator.

8'2" x 7'4"
UPVC double glazed window to rear, single uPVC door to side, laminate flooring, work top space with room for appliances below, wall mounted gas central heating boiler.

11'11" x 17'5" max
Double glazed window to front, log burner, radiator, LVC flooring, open to kitchen:

8'9" x 17'5" max
Double glazed window to rear, fitted kitchen with a matching range of base and eye level units, fitted worktops, splashback tiles behind, fitted oven and grill, fitted hob, fitted extractor fan, fitted sink drainer with tap over, fitted appliances, space for dining furniture.

Fitted carpet, loft access, access to:

12'6" x 10'7"
Double glazed window to front, fitted carpet, feature fireplace, radiator.

10" x 10'7"
Double glazed window to front, fitted carpet, radiator.

9'3" max x 7"
Double glazed window to rear, fitted carpet, radiator.

Obscure double glazed window to rear, fitted three-piece suite with double walk-in shower with shower screen and fitted shower, WC, wash hand basin in vanity unit, LVC flooring, towel rack style radiator, extractor fan.

The rear garden is enclosed, laid with a large patio area across the rear of the house, leading down to a lawn area with mature flowerbed and shrub borders. There is a second paved area to the rear of the home with space for garden sheds., there is gated rear access to the garden.

Freehold.

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

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.

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.

	Current	Potential
<p><i>Very energy efficient - lower running costs</i></p> <p>(92 plus) A</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p> <p><i>Not energy efficient - higher running costs</i></p>		

	Current	Potential
<p><i>Very environmentally friendly - lower CO2 emissions</i></p> <p>(92 plus) A</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p> <p><i>Not environmentally friendly - higher CO2 emissions</i></p>		

England & Wales EU Directive 2002/91/EC