



ENTRANCE PORCH

HALLWAY

LIVING ROOM

DINING ROOM

SITTING ROOM/SNUG

KITCHEN

CONSERVATORY

FIRST FLOOR LANDING

BEDROOM 1

BEDROOM 2

BEDROOM 3

SHOWER ROOM

GARAGE



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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.

6 Bristol Avenue
Peterborough, PE4 6PG
£325,000



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Located in the sought-after area of Werrington, this extended semi-detached home offers fantastic living space, perfect for families and those who love to entertain. Set close to local shops, schools, pubs, walking spots and travel links.

• NO FORWARD CHAIN

• EXTENDED DOWNSTAIRS SPACE

• IDEAL FAMILY HOME WITH MULTIPLE SOCIAL SPACES

• SITUATED IN A POPULAR AREA

• PRIVATE REAR GARDEN AREA

• AMPLE OFF ROAD PARKING

• MODERN KITCHEN 19'7" LONG

• LARGE CONSERVATORY LEADING TO THE GARDEN

• SINGLE GARAGE WITH ACCESS INTO THE HOME

• UPVC DOUBLE GLAZED AND GAS CENTRAL HEATING

Viewings: By appointment

£325,000

ENTRANCE PORCH

UPVC construction, door to front, leading to the hallway.

HALLWAY

11'1" x 5'5"

Door to front, uPVC double glazed window to side, stairs leading to the first floor, access to:

LIVING ROOM

14'1" x 11'1"

UPVC box bay window to front, fitted carpet, wood burner, radiator, open to dining room:

DINING ROOM

10" x 8'10"

Fitted carpet, radiator, open to sitting room:

SITTING ROOM/SNUG

8'8" x 8'11"

Fitted carpet, radiator, patio doors to rear leading into the conservatory, single door to side leading into the kitchen.

CONSERVATORY

11'4" max x 16'1" max

UPVC construction, polycarbonate roof, radiator, French doors leading to the rear garden, side access to the garage.

KITCHEN

19'7" max x 7'8"

UPVC double glazed window to rear, single door to side leading to the driveway. Modern fitted kitchen with a matching range of base and eye level units, fitted oven, fitted four ring hob, fitted sink drainer, space for appliances, under stairs storage cupboard.

FIRST FLOOR LANDING

6'8" x 6'1"

UPVC double glazed window to side, fitted carpet, access to:

BEDROOM 1

14'3" x 9'2"

UPVC double glazed window to front, fitted carpet, radiator.

BEDROOM 2

9'5" x 9'2"

UPVC double glazed window to rear, fitted carpet, radiator.

BEDROOM 3

8'2" x 7"

UPVC double glazed window to front, fitted carpet, radiator.

SHOWER ROOM

5'10" x 7'3"

Obscure uPVC double glazed window to rear, three piece suite with WC, wash hand basin and shower cubicle, tiled surround, radiator.

GARAGE

18'11" x 8'2"

Up and over door to front, single door to side leading into the conservatory, single door to rear leading into the garden, power and lighting connected.

OUTSIDE

Front space bordered by a brick wall to the front, block paved parking to the front and side of the home. The rear garden is fully enclosed, there is a large patio space off the rear of the house, lawn area, flower/shrub bed borders, timber shed and green house to the rear.

TENURE & TAX BAND.

Freehold. Council tax band C.

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		
(81-91) B		
(69-80) C	69	75
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & WalesEU Directive 2002/91/EC		
Environmental Impact (CO ₂) 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 & WalesEU Directive 2002/91/EC		