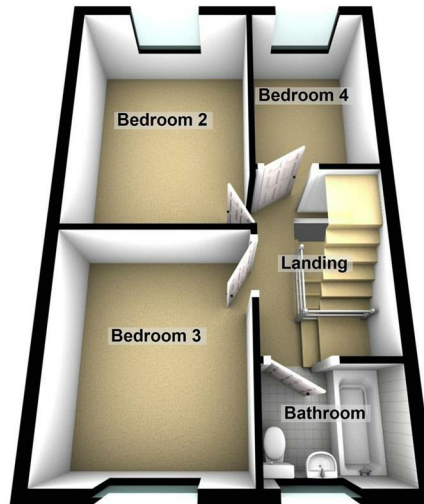
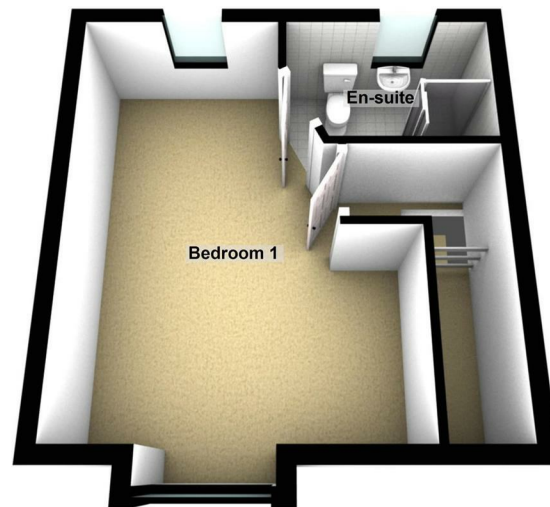


Ground Floor



First Floor



Second Floor

ENTRANCE HALL

CLOAKROOM

KITCHEN DINER

LIVING ROOM

FIRST FLOOR LANDING

BEDROOM 2

BEDROOM 3

BEDROOM 4

BATHROOM

BEDROOM 1

ENSUITE SHOWER ROOM

GARAGE



**Woodcock Holmes**

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Peterborough PE2 6FL

01733 303111

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**THE GUILD PROPERTY PROFESSIONALS**

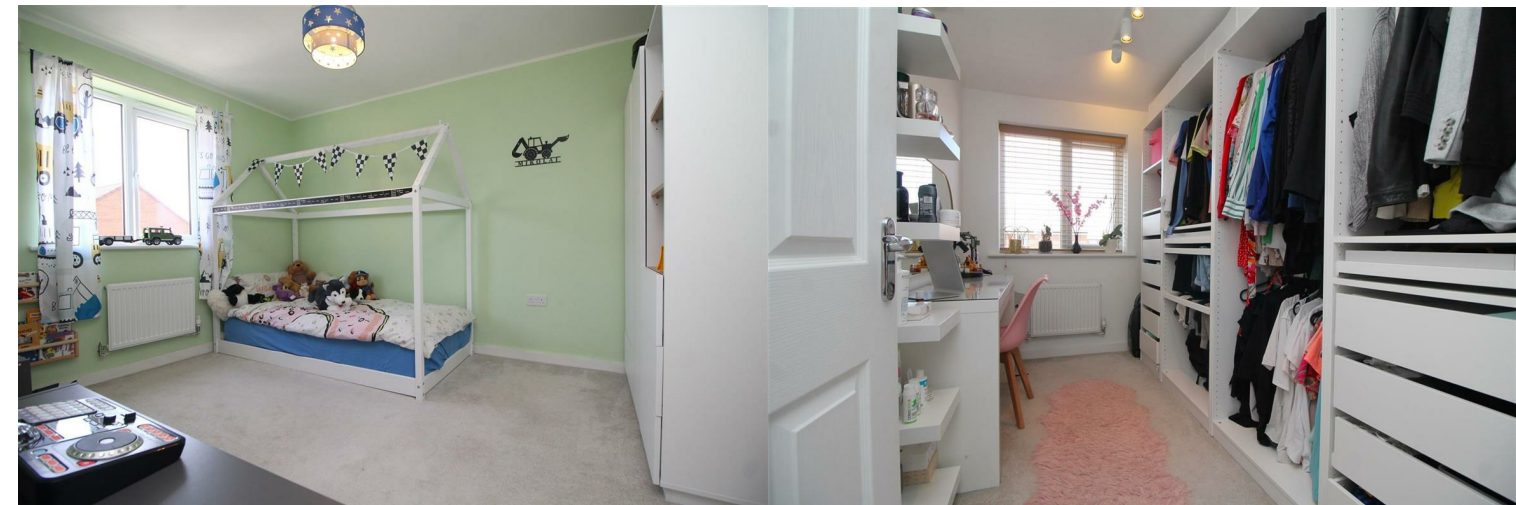
These particulars do not constitute part or all of an offer of contract. The measurements are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to re-check measurements before committing to any expense. Woodcock Holmes have not tested any apparatus, equipment, 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.

**Constantine Drive**

Peterborough, PE2 8WS

£310,000





## Constantine Drive Peterborough PE2 8WS

A modern three-storey semi-detached family home with four bedrooms, spacious living areas, a private garden, garage, and driveway, located close to schools, shops, and local amenities.

- THREE-STOREY MODERN FAMILY HOME
- DRIVEWAY AND SINGLE GARAGE
- PRIVATE REAR GARDEN LAID WITH LAWN AND PATIO
- ENSUITE SHOWER ROOM TO MAIN BEDROOM
- FOUR BEDROOMS
- SPACIOUS LIVING ROOM WITH FRENCH DOORS TO THE GARDEN
- DOWNSTAIRS CLOAKROOM
- CLOSE TO LOCAL SCHOOLS AND SHOPS
- GOOD CONDITION THROUGHOUT
- IDEAL FAMILY HOME WITH PLENTY OF SPACE AND GOOD BEDROOM SIZES

Viewings: By appointment  
£310,000

### ENTRANCE HALL

Door to front, radiator, storage cupboard, stairs to first floor.

### CLOAKROOM

5'3" x 2'7"

Obscure uPVC double glazed window to front, WC, wash hand basin, radiator.

### KITCHEN DINER

15" x 9'2"

UPVC double glazed window to front, fitted kitchen with worktops, fitted sink drainer, fitted oven, fitted four ring gas hob, stainless steel splash back, extractor fan, space for appliances, space for dining furniture.

### LIVING ROOM

9'9" x 16'3"

UPVC double glazed window to rear, uPVC double glazed French doors, fitted carpet, radiator.

### FIRST FLOOR LANDING

Fitted carpet, radiator, stairs to second floor, access to:

### BEDROOM 2

13'1" x 9'3"

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

### BEDROOM 3

11'8" x 9'3"

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

### BEDROOM 4

9'9" x 6'5"

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

### FAMILY BATHROOM

5'1" x 6'3"

Obscure uPVC double glazed window to front, three piece suite with bath, WC, wash hand basin, tiled surround, radiator.

### SECOND FLOOR LANDING

Fitted carpet, door to bedroom 1:

### BEDROOM 1

16'4" max x 12'9" max

UPVC double glazed window to front, Velux window to rear, fitted carpet, radiator, access to ensuite:

### SHOWER ROOM ENSUITE

5'3" x 7'9"

Velux window to rear, three piece suite with WC, wash hand basin, shower cubicle, tiled surround, radiator.

### OUTSIDE

Driveway to the side of the property with parking for two/three vehicles leading to the garage.

The garage is brick built with pitched roof, up and over door to front. There is a wooden side gate leading to the rear garden from the drive.

The rear garden is fully enclosed by timber fencing, laid with a large patio space off the back of the home, the remaining garden is mainly laid to lawn.

### TENURE

Freehold.

### TAX BAND

Tax band D - 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.

### 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) <b>A</b>		<b>96</b>
(81-91) <b>B</b>	<b>86</b>	
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		

**England & Wales** EU Directive 2002/91/EC