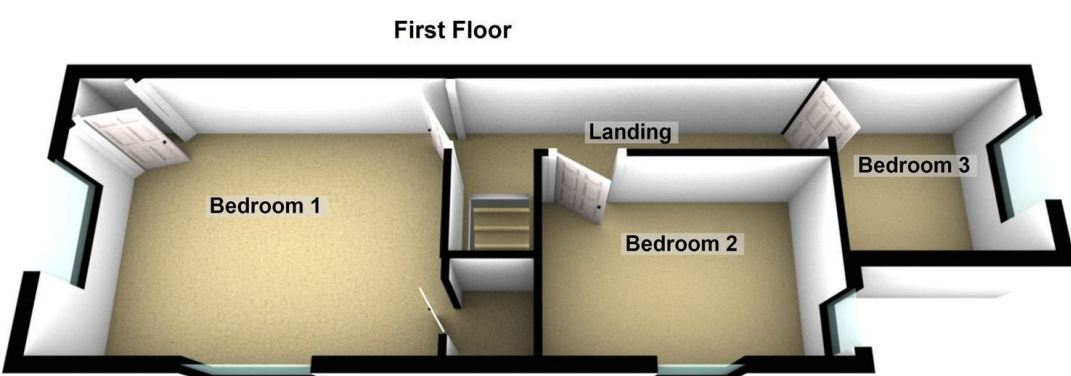
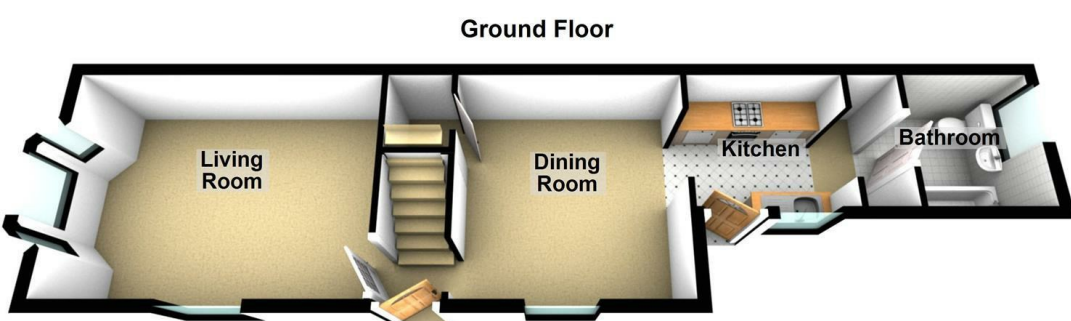




ENTRANCE HALL

LIVING ROOM

DINING ROOM

KITCHEN

BATHROOM

FIRST FLOOR LANDING

BEDROOM 1

BEDROOM 2

BEDROOM 3

Woodcock Holmes

20a Tesla Court, Innovation Way,
Peterborough PE2 6FL

01733 303111

info@woodcockholmes.co.uk

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Ombudsman**

Zoopla

**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.

woodcockholmes.co.uk

Wh
WOODCOCK HOLMES



Wellington Street
Peterborough, PE1 5DU
Offers Over £170,000



Wellington Street Peterborough PE1 5DU

Well-located near Peterborough city centre, this three-bedroom end-terrace offers two reception rooms, kitchen, ground floor bathroom, and enclosed rear garden. uPVC double glazing and gas central heating throughout. Ideal investment or first-time buy.

- END TERRACE PROPERTY
- PRIVATE REAR GARDEN
- CLOSE TO PETERBOROUGH CITY CENTRE
- TWO RECEPTION ROOMS
- THREE SEPARATE BEDROOMS
- UPVC DOUBLE GLAZED
- GAS CENTRAL HEATING
- IDEAL FOR INVESTMENT
- NO FORWARD CHAIN
- CALL OUR SALES TEAM FOR MORE INFORMATION

Viewings: By appointment
Offers Over £170,000

- ### ENTRANCE LOBBY

Door to side, stairs heading upstairs, access to dining room and living room.

LIVING ROOM

11'7" max x 15'7"
Bay window to front, window to side, radiator.

DINING ROOM

11'7" x 11'6"
Window to rear, radiator, under stairs storage cupboard.

KITCHEN

8" x 7'2"
Window and single door to side, fitted kitchen with a range of base and eye level units, fitted worktops, fitted sink drainer, space for appliances.

BATHROOM

6'4" x 7'2"
Window to rear, three piece suite with bath, WC and wash hand basin.

FIRST FLOOR LANDING

Access to:

BEDROOM 1

12'5" x 11'7"
Window to front and side, radiator, x2 store cupboards.



- ### BEDROOM 2

8'1" x 11'6"
Window to side and rear, radiator.

BEDROOM 3

7'1" x 8'1"
Window to rear, radiator.

OUTSIDE

Enclosed rear garden, laid lawn and shrubs.

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		
(55-68) D		
(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 ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ 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 CO ₂ emissions		
England & Wales		EU Directive 2002/91/EC 