

COMMUNAL AREA

HALLWAY

LIVING ROOM

KITCHEN

BATHROOM

BEDROOM 1

BEDROOM 2



**Woodcock Holmes**  
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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.

**Ashfields The Drive**  
Peterborough, PE3 6DJ  
£110,000





## Ashfields The Drive Peterborough PE3 6DJ

Offered with no forward chain, this two-bedroom ground floor apartment is set just off the sought-after Thorpe Road, only 0.6 miles from Peterborough Train Station. Perfectly located for city centre access, local amenities, and public transport.

- NO FORWARD CHAIN
- 0.6 MILES FROM PETERBOROUGH TRAIN STATION
- IDEAL LONG TERM INVESTMENT
- PERFECT FOR COMMUTERS
- DOUBLE GLAZED THROUGHOUT
- TWO BEDROOMS
- OFF THORPE ROAD
- SPACIOUS LIVING ROOM
- THREE-PIECE BATHROOM
- CALL OUR OFFICE TO ARRANGE A VIEWING

Viewings: By appointment  
£110,000

### HALLWAY

Fire door to front, fitted carpet, access to all rooms:

### LIVING ROOM

17" max x 11'10"

x2 uPVC double glazed windows to rear, electric heater, fitted carpet.

### KITCHEN

10'1" x 6'3"

x2 uPVC double glazed window to front, fitted kitchen with a matching range of base and eye level units, fitted worktop, fitted sink drainer, fitted oven, fitted four ring hob, fitted extractor fan, lino flooring, space for appliances, store cupboard.

### BATHROOM

10'1" x 4'5"

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

### BEDROOM 1

13'6" x 8'5"

UPVC double glazed window to rear, electric heater, fitted carpet, store cupboard.

### BEDROOM 2

10'1" x 5'8"

UPVC double glazed windows to front, electric heater, fitted carpet.



### TENURE

Leasehold.

### SERVICES

Mains water, electricity 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>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>77</b>
(55-68) <b>D</b>	<b>62</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>		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		
<b>England &amp; Wales</b>		EU Directive 2002/91/EC 