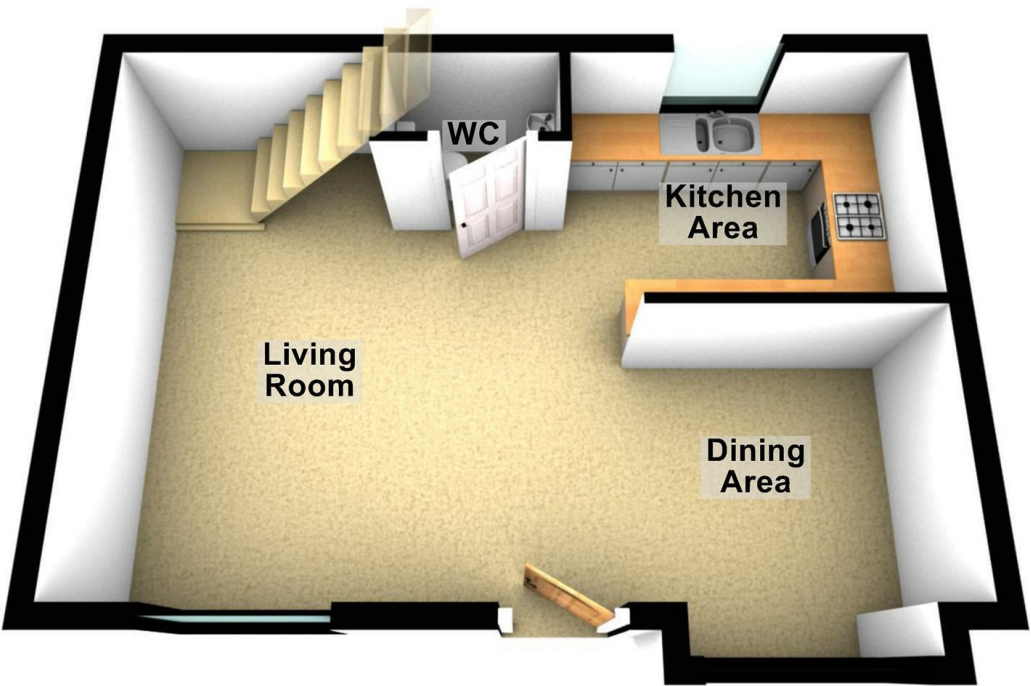


Ground Floor



OPEN PLAN LIVING WITH:

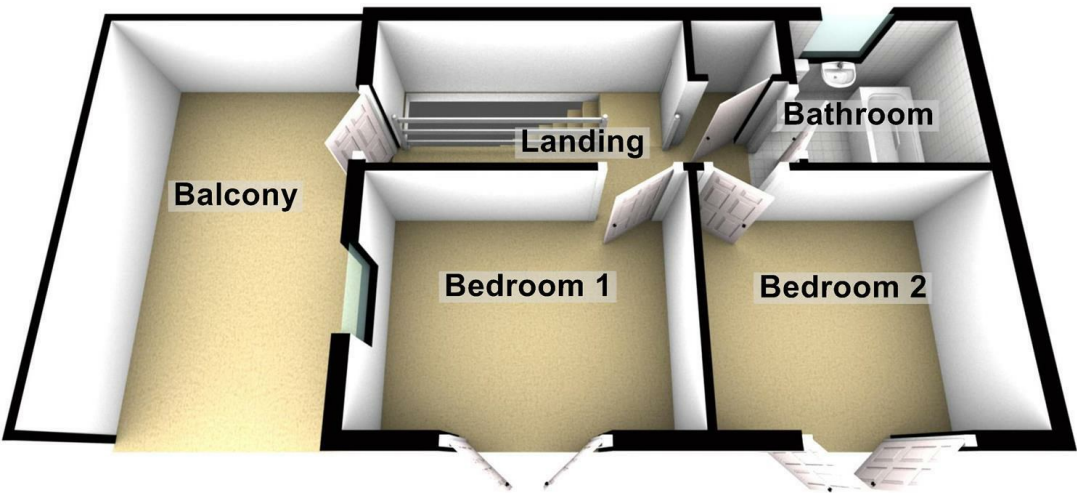
LIVING ROOM

DINING ROOM

KITCHEN

TWO-PIECE CLOAKROOM

First Floor



FIRST FLOOR LANDING

BEDROOM 1

BEDROOM 2

FAMILY BATHROOM

BALCONY

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

01733 303111
info@woodcockholmes.co.uk

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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.

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Kelsey Place
Peterborough, PE7 0NN
Offers Over £220,000



Kelsey Place

Peterborough

PE7 0NN

Modern and stylish 2-bed home in a quiet cul-de-sac, ideal for first-time buyers – featuring open-plan living, Juliet balconies, private garden, balcony, and off-road parking for two. EPC B, Council Tax Band B – call now to view!

• MODERN FAMILY HOME

• IDEAL FOR FIRST TIME BUYERS

• TWO DOUBLE BEDROOMS

• OPEN PLAN LIVING DOWNSTAIRS

• TWO-PIECE CLOAKROOM DOWNSTAIRS

• GOOD SIZED PRIVATE GARDEN SPACE

• PARKING UNDER CAR PORT

• PRIVATE BALCONY AREA

• COUNCIL TAX BAND B AND EPC RATING B

• GAS CENTRAL HEATING AND UPVC DOUBLE GLAZED

Viewings: By appointment

Offers Over £220,000

OPEN PLAN LIVING
15'10" x 23'3"
UPVC double glazed window to front, second uPVC double glazed window to front in box bay, uPVC double glazed window in the kitchen to the rear aspect. Lino throughout, radiators, living room space, dining area with fitted storage space, modern fitted kitchen featuring a matching range of base and eye level units, fitted worktops, fitted 1 1/2 bowl sink drainer, fitted oven, fitted four ring hob, fitted extractor fan, integrated dish washer, space for other appliances. Stairs leading to the first floor.

DOWNSTAIRS CLOAKROOM
Two piece suite with WC and wash hand basin, radiator.

FIRST FLOOR LANDING
Fitted carpet, airing cupboard, external door leading to balcony and access to:

BEDROOM 1
8'11" x 12"
UPVC double glazed window to side, double glazed Juliet balcony to front, fitted carpet, radiator.

BEDROOM 2
8'11" x 10'6"
UPVC double glazed Juliet balcony to front, fitted carpet, radiator.

FAMILY BATHROOM
6'3" x 6'9"
Obscure uPVC double glazed window to rear, fitted three piece suite with WC, wash hand basin, bath with shower over and tiled surround, radiator.

BALCONY
Enclosed space with decking flooring.

OUTSIDE
Parking for two vehicles, car-port under the balcony area, access to the front door and single gated access to the garden. The rear garden is enclosed by fencing, laid with lawn with a large decking area.

TENURE
Freehold. Maintenance fee of £300 per annum.

TAX BAND
Band B

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	85	87
(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