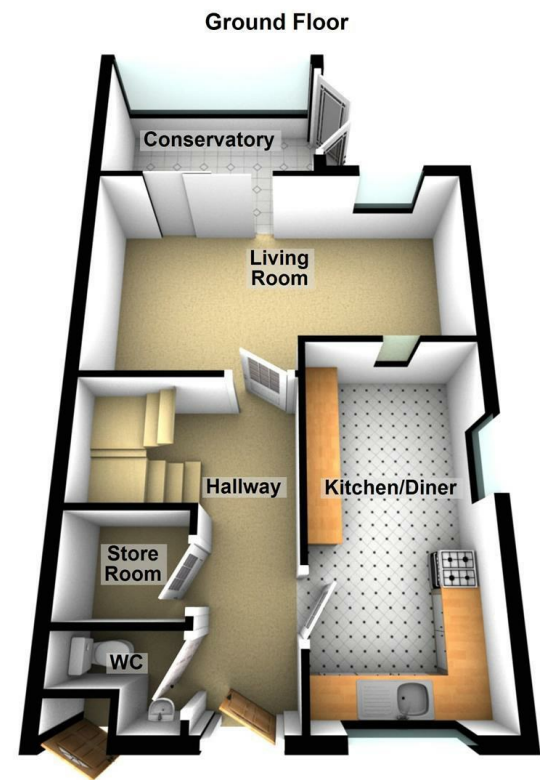
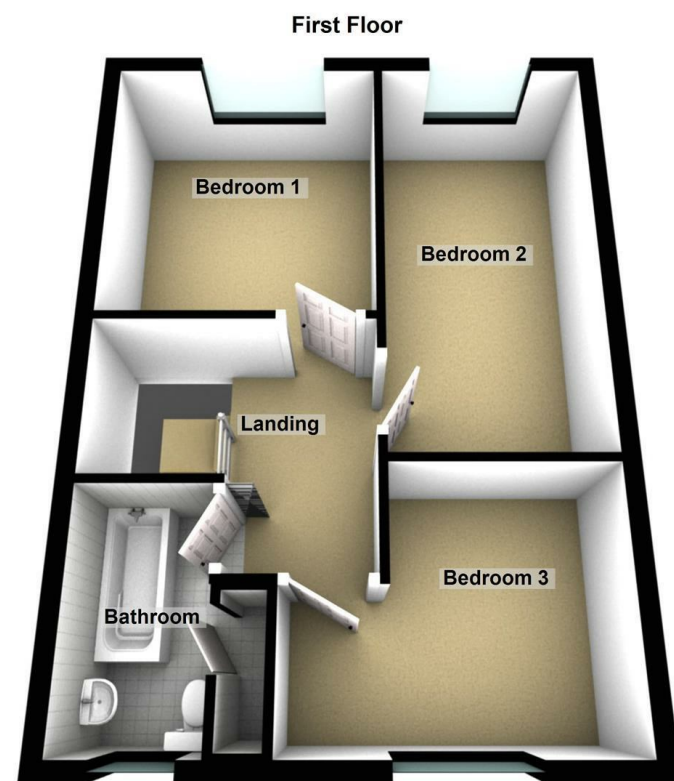




- Ground Floor

 - ENTRANCE HALL
 - CLOAKROOM
 - STORE ROOM
 - KITCHEN DINER
 - LIVING ROOM
 - CONSERVATORY



- First Floor

 - FIRST FLOOR LANDING
 - BEDROOM 1
 - BEDROOM 2
 - BEDROOM 3
 - FAMILY BATHROOM

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

01733 303111
info@woodcockholmes.co.uk









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.

7 Holdfield
Peterborough, PE3 7LW
£210,000



7 Holdfield

Peterborough

PE3 7LW

A spacious three-bedroom end-of-terrace family home, offered with no forward chain. Featuring a bright lounge, conservatory opening to a private garden, kitchen diner, downstairs cloakroom, three double bedrooms and family bathroom.

No forward chain – ready for a smooth purchase

Spacious three double bedrooms and family bathroom

Bright lounge leading to conservatory and private garden

UPVC double glazed and gas central heating.

Downstairs kitchen diner and cloakroom, ideal for guests

Ample storage including walk-in cupboard and store room

Communal parking

Convenient location near Peterborough City Hospital, shops, and bus routes

Single garage

Call our office to arrange a viewing

Viewings: By appointment

£210,000

HALLWAY

Door to front, stairs to first floor, walk in store room, access to:

CLOAKROOM

Two piece suite with WC and wash hand basin.

KITCHEN DINER

16'1" x 7'9"

Window to front and side, fitted based level units with fitted worktops, fitted sink drainer, space for appliances, breakfast bar.

LIVING ROOM

10'6" x 18'1"

Window and patio doors to rear (leading into the conservatory) radiator.

CONSERVATORY

6'10" x 11"

Brick based built with uPVC construction and polycarbonate roof, French doors to side leading into the garden.

FIRST FLOOR LANDING

BEDROOM 1

10'8" x 9'7"

Window to rear, fitted carpet, radiator.

BEDROOM 2

15'8" x 7'9"

Window to rear, fitted carpet, radiator.

BEDROOM 3

9'4" x 10'9"

Window to front, fitted carpet, radiator.

BATHROOM

8" x 4'4"

Window to front, bath, WC, wash hand basin, radiator, airing cupboard.

OUTSIDE

Enclosed rear garden by timber fencing, gated access, garden mainly laid to lawn.

TENURE

Freehold.

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	68	87	
(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	