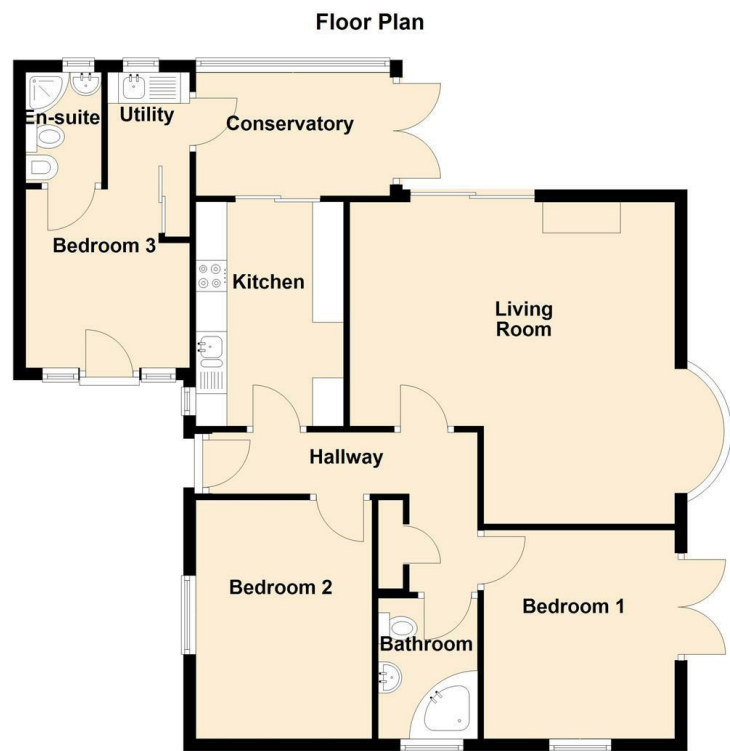




HALLWAY

LIVING ROOM

BEDROOM 1

BATHROOM

BEDROOM 2

KITCHEN

CONSERVATORY

UTILITY AREA

BEDROOM 3

ENSUITE SHOWER ROOM

woodcockholmes.co.uk

WCH
WOODCOCK HOLMES



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

01733 303111
info@woodcockholmes.co.uk

rightmove
find your happy

The Property
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.

33 Riverside Mead
Stanground, Peterborough, PE2 8JN
Offers Over £350,000



33 Riverside Mead Stanground, Peterborough PE2 8JN

A rare detached bungalow in a private cul-de-sac with stunning wraparound water views and mooring. Offering three bedrooms, spacious living areas and a bright conservatory, this unique home combines versatile accommodation with a truly special waterside setting.

- AVAILABLE WITH NO FORWARD CHAIN
- WATERSIDE VIEWS TO THE REAR AND SIDE OF THE HOME
- THREE DOUBLE BEDROOMS
- OFF ROAD PARKING FOR TWO/THREE VEHICLES
- FOUR PIECE ENSUITE SHOWER ROOM
- CONSERVATORY WITH VIEWS OF YOUR GARDEN AND RIVER
- QUIET CUL-DE-SAC LOCATION
- UPVC DOUBLE GLAZED AND GAS CENTRAL HEATING

Viewings: By appointment
Offers Over £350,000

HALLWAY

Door to side, wooden flooring, radiator, airing cupboard, access to:

LIVING ROOM

17" max x 17'2" max
UPVC double glazed patio doors to rear, uPVC double glazed full height bay window to side, wooden flooring, fireplace, radiator.

BEDROOM 1

11" x 10'1"
UPVC double glazed window to front, uPVC double glazed French doors to side, fitted carpet, radiator.

BATHROOM

7'5" x 5'4"
Obscure uPVC double glazed window to front, three piece suite with WC, wash hand basin, towel rail style radiator, corner bath with shower fitted over, fitted shower screen, fully tiled.

BEDROOM 2

12'7" x 9'4"
UPVC double glazed window to side, fitted carpet, radiator, fitted wardrobes and drawer units.

KITCHEN

11'10" x 8'4"
UPVC double glazed window to side, uPVC double glazed patio doors to rear leading to the conservatory. Fitted kitchen with a matching range of base and eye level units, fitted worktops, fitted 1 1/2 bowl sink drainer, fitted four ring hob, space for appliances.

CONSERVATORY

6'7" x 10'3"
UPVC construction, window to rear, French doors to side leading into the garden, door to utility area:

UTILITY AREA

4'5" x 4'5"
UPVC double glazed window to rear, fitted base and eye level units, fitted worktop with fitted sink drainer, space for appliances.



BEDROOM 3

9'5" x 8'5"
UPVC double glazed window x2 and single door to front, fitted carpet, pull down bed, wall mounted electric heater, fitted storage space.

ENSUITE

5'10" x 4"
Obscure uPVC double glazed window to rear, fitted four piece suite with shower cubicle, WC, wash hand basin, bidet, radiator and fully tiled.

OUTSIDE

Off road parking to the front with gated side access either side of the bungalow leading to the private garden area. Outside, the rear and side gardens are neatly laid with block paving which flows around the bungalow, bordered by a variety of shrubs and flower beds. Steps lead directly down to the waterfront and your own private mooring, perfectly complementing the property's unique waterside setting.

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		
(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 