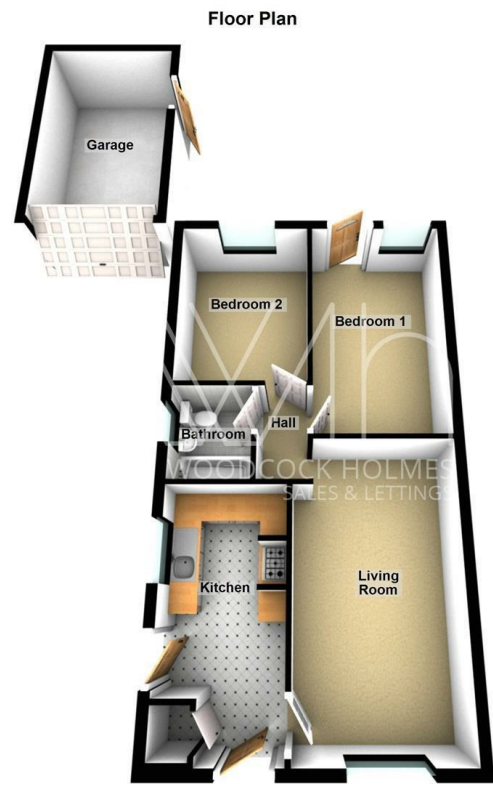




- KITCHEN
- LIVING ROOM
- INNER HALL
- BEDROOM 1
- BEDROOM 2
- BATHROOM
- SINGLE GARAGE



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.

Rowe Avenue
Orton Longueville, Peterborough, PE2 7BQ
Offers Over £200,000



Rowe Avenue

Orton Longueville, Peterborough

PE2 7BQ

This two-bedroom bungalow, offered with no forward chain, is set in a quiet cul-de-sac close to local amenities, travel links, and Ferry Meadows. Featuring a spacious living room, modern kitchen, two double bedrooms, and a private, fully enclosed garden, it is ideal for first-time buyers or anyone seeking single-storey living.

- NO FORWARD CHAIN
- SEMI-DETACHED BUNGALOW
- PRIVATE GARDEN NOT OVERLOOKED
- TWO DOUBLE BEDROOMS
- MODERN FITTINGS
- OFF ROAD PARKING AND SINGLE GARAGE
- UPVC DOUBLE GLAZED AND HAS CENTRAL HEATING
- CUL-DE-SAC LOCATION
- CLOSE TO FERRY MEADOWS AND PETERBOROUGH CENTRE
- EASY ACCESS TO BUS ROUTES AND LOCAL TRAVEL LINKS

Viewings: By appointment

Offers Over £200,000

- KITCHEN

14'6" max x 7'2"

UPVC door to front, uPVC double glazed window to side, uPVC door to side leading to garden, storage cupboard, fitted kitchen with a matching range of base and eye level units, fitted worktops, fitted sink drainer, space for appliances.
- LIVING ROOM

17'8" x 9'9"

UPVC double glazed window to front, laminate flooring, radiator.
- INNER HALL

Laminate flooring, access to:
- BEDROOM 1

14'7" x 8'6"

UPVC double glazed window to rear, uPVC door to rear, laminate flooring, radiator.
- BEDROOM 2

11'1" x 8'5"

UPVC double glazed window to rear, laminate flooring, radiator.
- BATHROOM

5'11" x 5"

Obscure uPVC double glazed window to side, three piece suite with WC, wash hand basin, bath, fully tiled.



- OUTSIDE

Lawn to the front with parking to the side, access via double doors leading to the side of the bungalow and down to the single garage with up and over door to front, brick built and single door to side leading into the garden. The garden is fully enclosed and 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	42	86
(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 