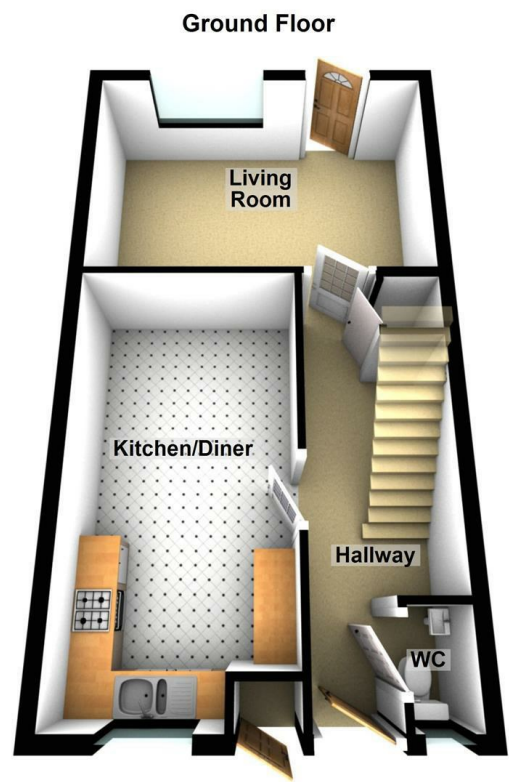


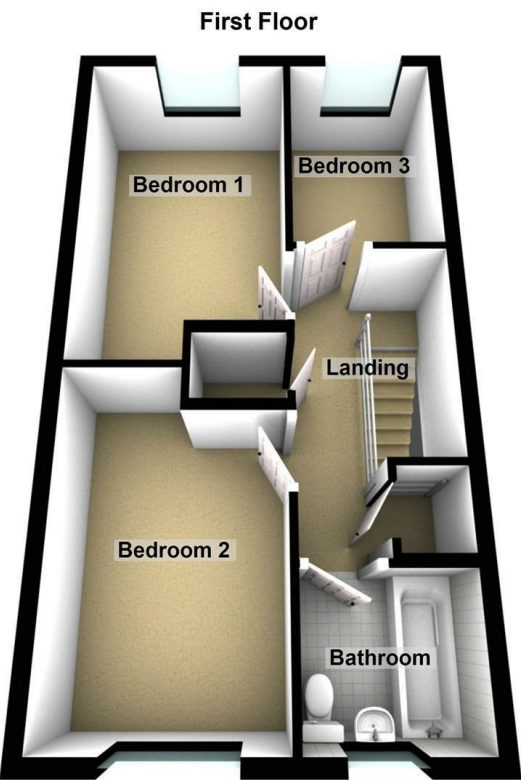


ENTRANCE HALL

CLOAKROOM

KITCHEN DINER

LIVING ROOM



FIRST FLOOR LANDING

BEDROOM 1

BEDROOM 2

BEDROOM 3

BATHROOM



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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.

Bringhurst  
Peterborough, PE2 5RU  
£185,000



Bringhurst  
Peterborough  
PE2 5RU

This immaculate mid-terrace home, offered with no forward chain, features a stylish modern kitchen, spacious living areas, and a private rear garden backing onto green space. Perfect for first-time buyers or families, it’s beautifully presented throughout and conveniently located close to local amenities and transport links.

- NO FORWARD CHAIN
- STYLISH AND WELL PRESENTED THROUGHOUT
- THREE GOOD SIZED BEDROOMS
- MODERN FITTED KITCHEN WITH DINING SPACE
- DOWNSTAIRS TWO-PIECE CLOAKROOM
- NEW BOILER UNDER GAUARANTEEE
- STYLISH THREE PIECE FAMILY BATHROOM
- UPVC DOUBLE GLAZED AND GAS CENTRAL HEATING
- EPC RATING C AND COUNCIL TAX BAND A
- CALL OUR OFFICE TO ARRANGE A VIEWING

Viewings: By appointment

£185,000

ENTRANCE HALL

18" x 5'5"

UPVC door to front, fitted carpet, radiator, storage cupboard, stairs to first floor, access to:

CLOAKROOM

UPVC double glazed window to front, two piece suite with WC and wash hand basin.

KITCHEN DINER

18" x 9'2"

UPVC double glazed window to front, newly fitted Howdens kitchen with shaker doors, fitted worktop, splashback tiles, 1 1/2 bowl sink drainer, fitted oven, fitted four ring electric hob, extractor fan installed above, space for appliances, open dining space, vertical anthracite radiator

LIVING ROOM

10'4" x 15'5"

UPVC double glazed window to rear, uPVC door to rear, fitted carpet, radiator.

FIRST FLOOR LANDING

Fitted carpet, storage cupboard, airing cupboard, access to:

BEDROOM 1

14'9" x 8'5"

UPVC double glazed window to rear, fitted carpet, radiator.

BEDROOM 2

13'8" x 8'5"

UPVC double glazed window to front, fitted carpet, radiator.

BEDROOM 3

9'5" x 6'3"

UPVC double glazed window to rear, fitted carpet, radiator.

BATHROOM

5'9" x 6'1"

Obscure uPVC double glazed window to front, fitted three piece suite with WC, wash hand basin, bath with shower screen and fitted shower over.

OUTSIDE

Outside, the enclosed rear garden enjoys a private, non-overlooked position with gated rear access. The garden is mainly laid to lawn with a patio area, perfect for outdoor furniture and entertaining.

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                                   |         | 89        |
| (69-80) C                                   | 78      |           |
| (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<sub>2</sub>) Rating

|                                                     | Current | Potential |
|-----------------------------------------------------|---------|-----------|
| Very environmentally friendly - lower CO2 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 CO2 emissions |         |           |

England & Wales

EU Directive 2002/91/EC