



LOBBY AREA

GARAGE

ENTRANCE HALL

KITCHEN

LIVING ROOM

BEDROOM 1

BEDROOM 2

BATHROOM

STUDY



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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 logal title of the property. Buyers not obtain such verification from their solicitors.

**Rock Road**  
Peterborough, PE1 3BU  
£190,000





## Rock Road Peterborough PE1 3BU

A rare opportunity to acquire a detached bungalow with no forward chain, garage, and off-road parking — ideally located near Peterborough city centre. Offering spacious accommodation with potential to modernise and create your perfect home.

- AVAILABLE WITH NO FORWARD CHAIN
- OFF ROAD PARKING AND GARAGE
- DETACHED BUNGALOW
- TWO DOUBLE BEDROOMS
- EXTENDED LIVING ROOM SPACE
- IN NEED OF MODERNISING, AN EXCITING PROJECT
- GAS CENTRAL HEATING
- DOUBLE GLAZED
- CLOSE TO PETERBOROUGH CITY CENTRE
- CALL OUR OFFICE TO ARRANGE A VIEWING

Viewings: By appointment  
£190,000

### LOBBY AREA

16'9" x 6'8"

Double wooden doors to front, single door to rear leading to the garden, side access into the garage and into the bungalow.

### GARAGE

16'9" x 8'8"

Garage door to front, side door leading into the lobby area.

### HALLWAY

Timber door to side, fitted carpet, access to:

### KITCHEN

9'8" x 10'6"

UPVC double glazed window to side, fitted kitchen with a matching range of base and eye level units, fitted worktops, fitted sink drainer, space for appliances, fitted storage.

### LIVING ROOM

13" x 15'5"

Double glazed window window to side, patio doors to side, fitted carpet.

### BEDROOM 1

12'6" x 10'8"

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

### BEDROOM 2

12'6" x 10'8"

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

### BATHROOM

7'8" x 6'10"

Obscure window to side, four piece suite with WC, wash hand basin, bath and shower cubicle.



### STUDY

5'2" x 10'2"

Door to lean to, carpeted, wall mounted gas central heating boiler.

### LEAN TO

Access from study, door to garden.

### OUTSIDE

To the front, the property is enclosed by a low brick wall with gated access leading to off-road parking and a single garage. The rear garden is enclosed and private, currently overgrown with mature shrubs and trees but offering plenty of potential as a generous, non-overlooked outdoor space.

### 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		75
(55-68) D	59	
(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 CO <sub>2</sub> 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 <sub>2</sub> emissions		
England & Wales		EU Directive 2002/91/EC