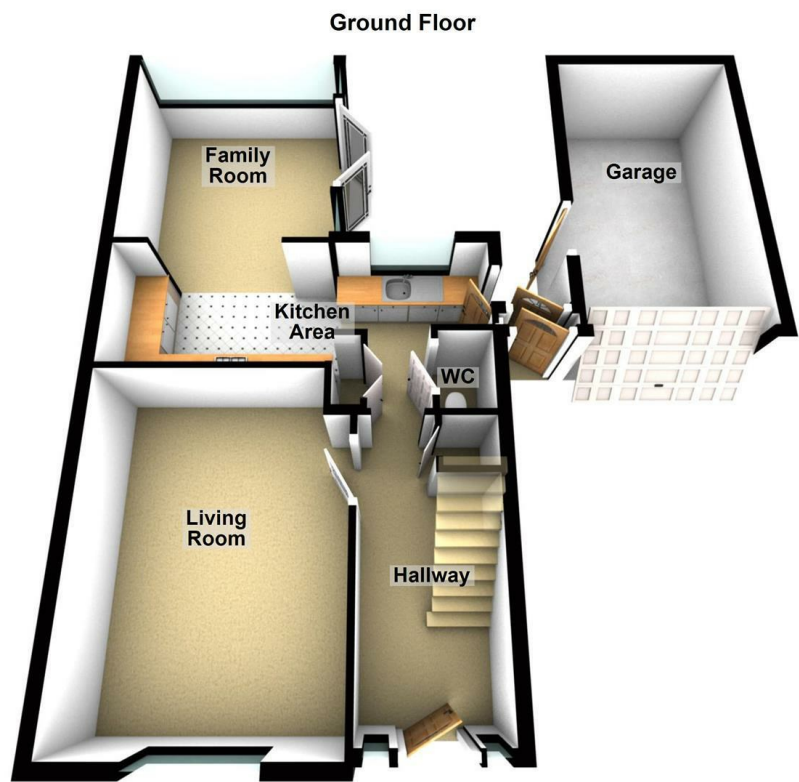
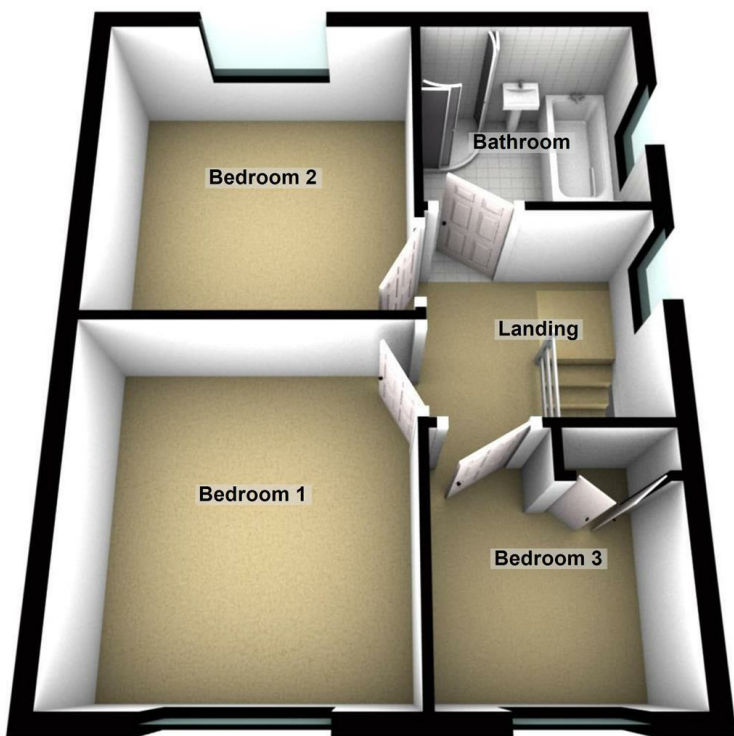




First Floor



ENTRANCE HALL

LIVING ROOM

CLOAKROOM

KITCHEN AREA

FAMILY ROOM

FIRST FLOOR LANDING

BEDROOM 1

BEDROOM 2

BEDROOM 3

FOUR-PIECE BATHROOM

GARAGE



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

Paston Ridings
Peterborough, PE4 7YG
£290,000



Paston Ridings
Peterborough
PE4 7YG

A beautifully presented three-bedroom semi-detached home with ample parking, a modern open-plan kitchen and family room, and a private low-maintenance garden—ready for you to move straight in.

• Modern fitted kitchen flowing into the family room.

• Four-Piece family bathroom.

• Three good sized bedrooms.

• Spacious block-paved driveway and garage with power, lighting, and plumbing.

• Private, low-maintenance rear garden with patio, decking, and artificial lawn.

• Family room with French Doors leading to the rear garden.

• Convenient location close to schools, amenities, and transport links.

• Ideal long term family home, ready to move straight in.

Viewings: By appointment

£290,000

HALLWAY

13'3" x 5'9"

Door to front laminate flooring, radiator, stairs to first floor, store cupboard.

LIVING ROOM

16'1" x 11'9"

UPVC double glazed window to front, laminate flooring, radiator.

CLOAKROOM

WC, extractor fan.

KITCHEN AREA

8'11" max x 18'6" max

UPVC double glazed window to rear, door to side leading outside. Fitted kitchen with a matching range of base and eye level units, fitted worktops, fitted sink drainer with mixer tap and boiling water tap over, fitted oven, fitted microwave/oven combo, fitted four ring hob, extractor fan, integrated dishwasher, integrated fridge and integrated freezer, laminate flooring, open to family room:

FAMILY ROOM

11" x 11"

UPVC double glazed window to rear and side, uPVC double glazed French doors, laminate flooring, radiator.

FIRST FLOOR LANDING

UPVC double glazed window to side, fitted carpet, access to:

BEDROOM 1

11'7" x 10'9"

UPVC double glazed window to front, laminate flooring, radiator.

BEDROOM 2

10'11" x 10'7"

UPVC double glazed window to front, laminate flooring, radiator.

BEDROOM 3

8'7" x 8'6"

UPVC double glazed window to front, laminate flooring. radiator, storage built over bulkhead.

FOUR PIECE BATHROOM

7" x 6'7"

Obscure uPVC double glazed window to side, fitted four piece suite with WC, wash hand basin, bath, shower cubicle, tiled surround, towel rack style radiator.

OUTSIDE

Block paved front with parking for 4/5 vehicles, access to house, front of garage and single door between the house and garage leading to the garden.
The rear garden is private and not overlooked, designed for easy maintenance with artificial grass, a patio area, and a protected decking space. It can be accessed either through the French doors in the family room or via a single door from the kitchen.

GARAGE

Brick built garage, electric door to front, power, lighting and plumbing for washing machine, side door to garden.

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	71	82	
(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	