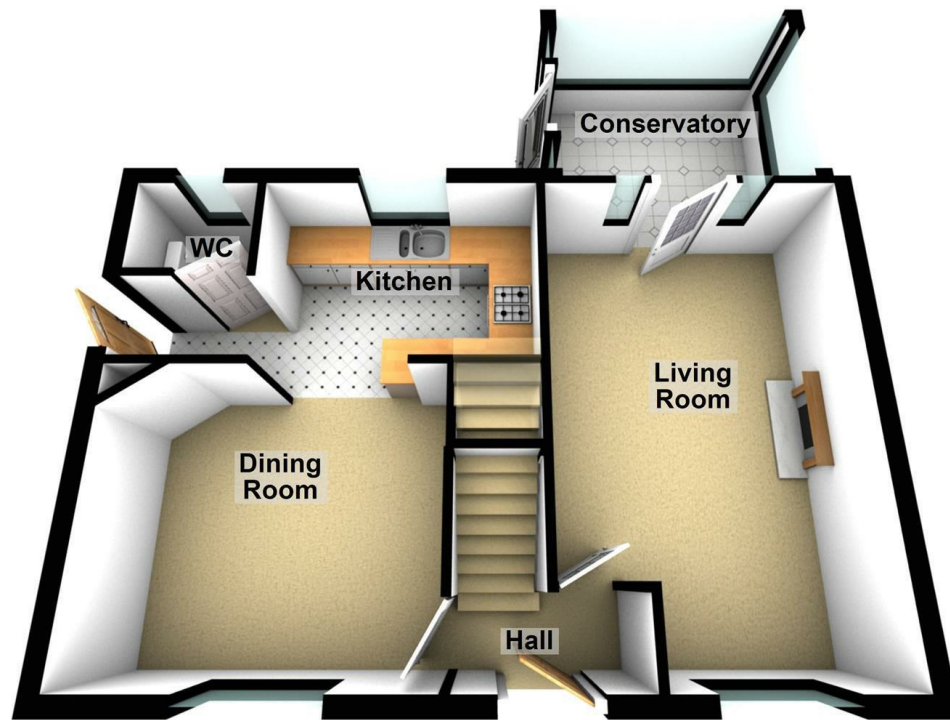


Ground Floor



ENTRANCE HALL

LIVING ROOM

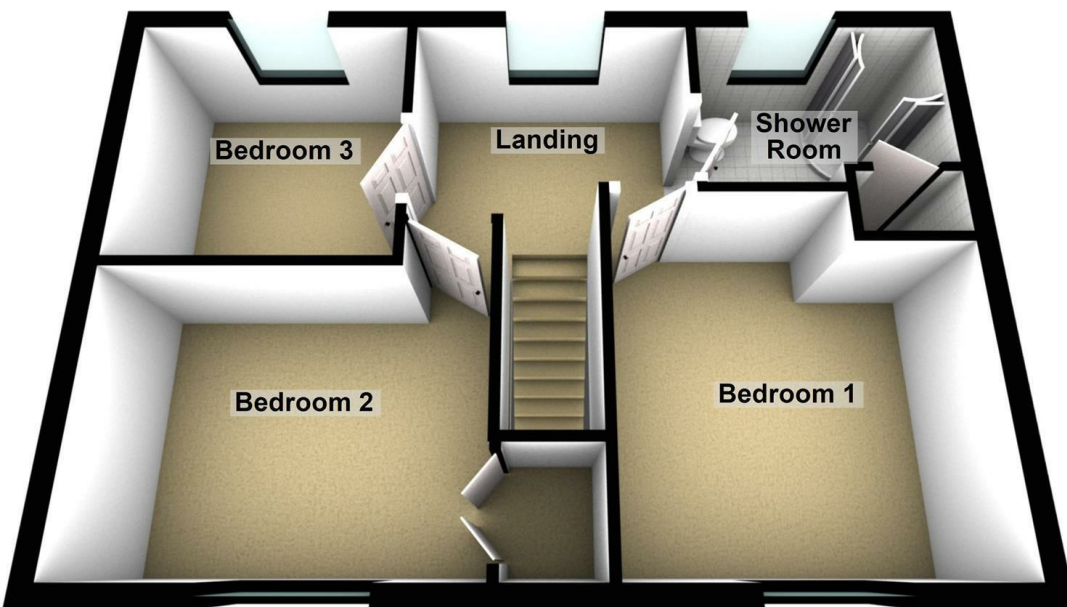
CONSERVATORY

DINING ROOM

KITCHEN

CLOAKROOM

First Floor



FIRST FLOOR LANDING

BEDROOM 1

BEDROOM 2

BEDROOM 3

SHOWER ROOM

Woodcock Holmes

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Peterborough PE2 6FL

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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.

woodcockholmes.co.uk

Wh
WOODCOCK HOLMES



12 South View, London Road

Peterborough, PE2 9DA

£250,000



12 South View, London Road
Peterborough
PE2 9DA

Offered with no forward chain, this attractive property is ideal for families or first-time buyers, featuring spacious and versatile living accommodation, off-road parking, and a private, non-overlooked rear garden.

• NO FORWARD CHAIN

• OFF ROAD PARKING

• PRIVATE ENCLOSED REAR GARDEN

• TWO RECEPTION ROOMS

• DOWNSTAIRS WC

• CONSERVATORY OVERLOOKING THE GARDEN

• EASY ACCESS TO PETERBOROUGH CITY CENTRE AND TRAIN STATION

• IDEAL FAMILY HOME

• THREE BEDROOMS

• UPVC DOUBLE GLAZED AND GAS CENTRAL HEATING

Viewings: By appointment

£250,000

ENTRANCE HALL
Door to front, carpeted stairs to first floor, radiator, access to:

LIVING ROOM
17'7" max x 11'2" max
UPVC double glazed window to front, uPVC double glazed window to rear, fireplace, radiator, fitted carpet, door to:

CONSERVATORY
8'9" x 7'4"
UPVC double glazed construction with polycarbonate roof, tiled flooring, door to side leading to the garden.

DINING ROOM
12" x 7'4"
UPVC double glazed window to front, under-stairs storage cupboard, radiator, fitted carpet, opening to:

KITCHEN
7'4" x 10'10"
UPVC double glazed window to rear, the kitchen is fitted with a matching range of base and eye level units with worktop space over, 1 1/2 bowl stainless steel sink with mixer tap, integrated fridge and freezer, plumbing for washing machine, fitted eye level electric oven, built-in four ring electric hob with extractor hood over, open leading to a side lobby with UPVC door to side.

WC
UPVC double glazed window to rear, fully tiled, fitted WC.

FIRST FLOOR LANDING
7" x 9"
UPVC double glazed window to rear, fitted carpet, loft access.

BEDROOM 1
11'5" x 11'2"
UPVC double glazed window to front, fitted carpet, radiator.

BEDROOM 2
8'4" x 11'7"
UPVC double glazed window to front, fitted carpet, radiator, fitted wardrobe/storage space.

BEDROOM 3
8'11" x 8'7"
UPVC double glazed window to rear, fitted carpet, radiator.

SHOWER ROOM
7'2" x 8'6"
Obscure uPVC double glazed window to rear, three piece suite with wash hand basin, WC, shower cubicle, radiator, fully tiled, airing cupboard.

OUTSIDE
The rear garden is enclosed by timber panelled fencing and brick wall, mainly laid to lawn with a patio area and side gated access.
To the front is a blocked paved driveway providing off road parking.

TENURE
Freehold.

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.

SERVICES
Mains water, electricity, gas and drainage are all connected. None of these services or appliances have been tested by the agents.

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	52	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	