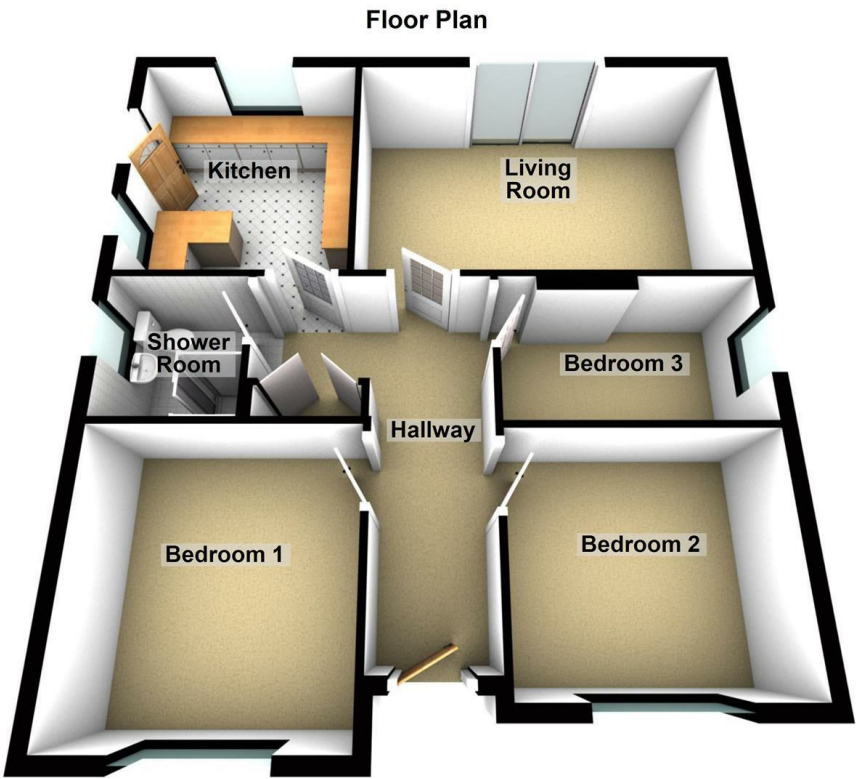




ENTRANCE HALL

BEDROOM 1

BEDROOM 2

BEDROOM 3

LIVING ROOM

KITCHEN

SHOWER ROOM

SINGLE GARAGE



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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.

Lea Gardens  
Peterborough, PE3 6BY  
£339,995



Lea Gardens

Peterborough

PE3 6BY

A well-presented detached bungalow in the popular Lea Gardens area, just a short walk from Peterborough Train Station. Offering spacious accommodation, ample parking, and a private rear garden, this home is ideal for commuters, families, or those seeking convenient single-storey living.

- 10 MINUTE WALK (0.4 MILES) TO PETERBOROUGH TRAIN STATION
- AVAILABLE WITH NO FORWARD CHAIN
- IN GOOD CONDITION THROUGHOUT
- THREE BEDROOMS
- DRIVEWAY WITH AMPLE PARKING AND SINGLE GARAGE
- PRIVATE REAR GARDEN NOT OVERLOOKED
- MODERN SHOWER ROOM WITH DOUBLE SHOWER
- UPVC DOUBLE GLAZED AND GAS CENTRAL HEATING
- POPULAR LOCATION - A MUST VIEW
- CALL OUR SALES TEAM TO ARRANGE A VIEWING

Viewings: By appointment

£339,995

**HALLWAY**  
14'5" x 4'5"  
Door to front, fitted carpet, radiator, airing cupboard.

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

**BEDROOM 2**  
8'11" x 11"  
UPVC double glazed window to front, fitted carpet, radiator.

**BEDROOM 3**  
6'7" x 11"  
UPVC double glazed window to side, fitted carpet, radiator.

**LIVING ROOM**  
11'3" x 17'2"  
UPVC double glazed window to side, uPVC patio doors to rear, fitted carpet, radiator, fireplace.

**KITCHEN**  
11'3" x 10'1"  
UPVC double glazed window to side and rear, uPVC single glazed door to side. Fitted kitchen with a matching range of base and eye level units, fitted worktops, splashback tiles, fitted oven, fitted four ring hob, fitted sink drainer, space for appliances.

**SHOWER ROOM**  
6'4" x 5'10"  
Obscure uPVC double glazed window to side, three piece suite with walk in double shower with shower screen and fitted shower, WC, wash hand basin, radiator, fully tiled.



**OUTSIDE**  
Outside, a wide driveway runs along the side of the property to a single garage, providing ample parking space with plenty of room either side of a vehicle. Additional off-road parking is also available to the front on a gravelled area. The rear garden is private and not overlooked, mainly laid to lawn and enclosed by timber fencing, offering an ideal space for relaxing or 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                                           |         | 84        |
| (69-80) C                                           |         |           |
| (55-68) D                                           | 62      |           |
| (39-54) E                                           |         |           |
| (21-38) F                                           |         |           |
| (1-20) G                                            |         |           |
| Not energy efficient - higher running costs         |         |           |
| England & WalesEU 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 & WalesEU Directive 2002/91/EC              |         |           |