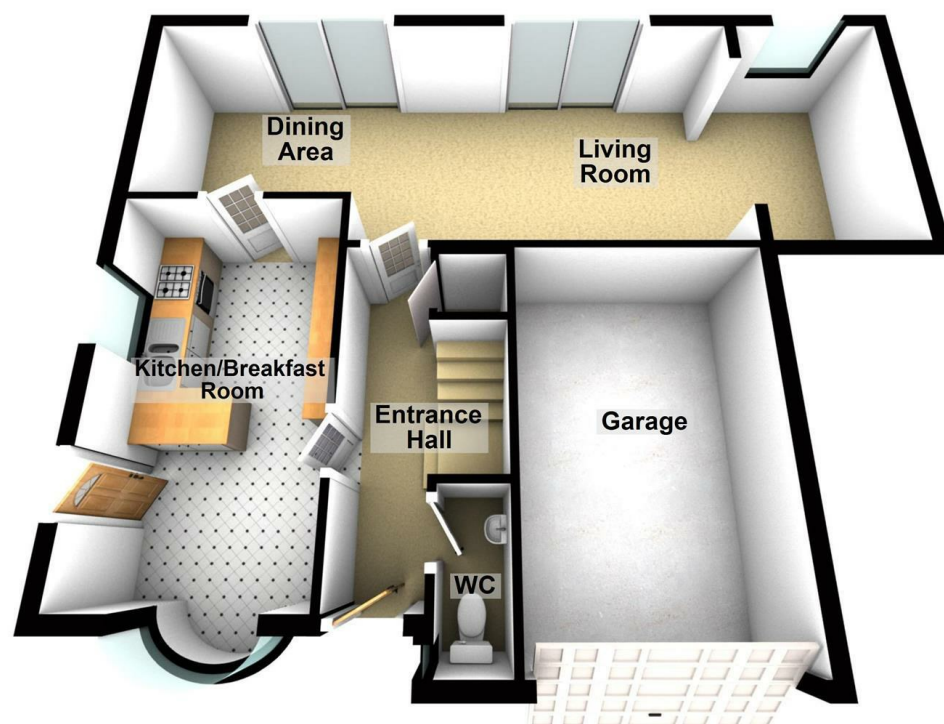


Ground Floor



ENTRANCE HALL

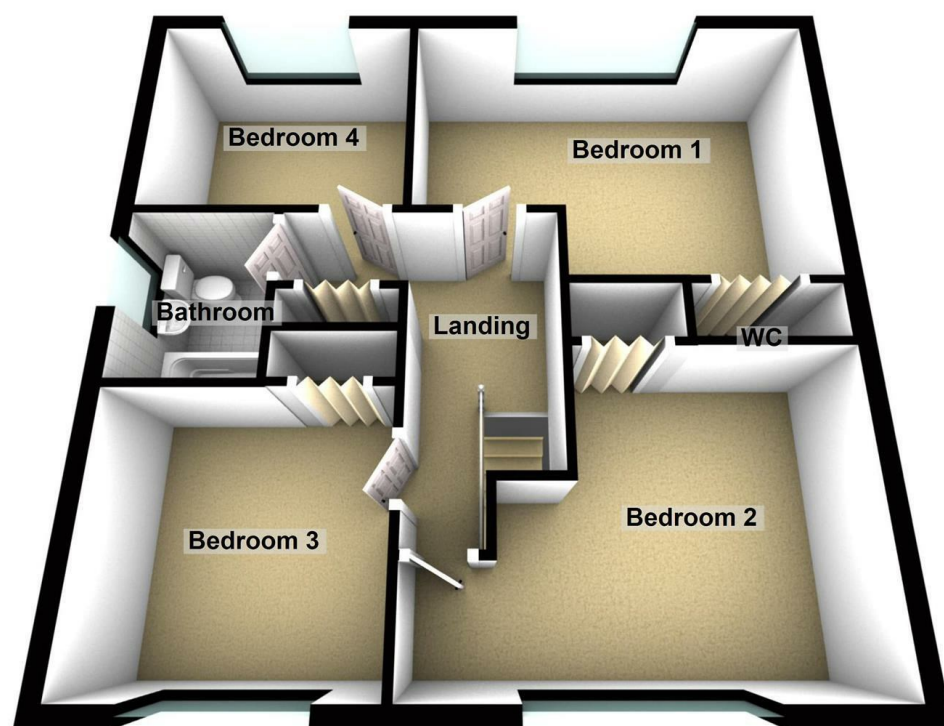
CLOAKROOM

KITCHEN/BREAKFAST ROOM

LIVING ROOM

DINING AREA

First Floor



LANDING

BEDROOM 1

BEDROOM 2

BEDROOM 3

BATHROOM

BEDROOM 4

GARAGE

Woodcock Holmes
First Floor Offices, 4 Office Village
Hampton, Peterborough PE7 8GX
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 legal title of the property. Buyers not obtain such verification from their solicitors.

woodcockholmes.co.uk

Wh
WOODCOCK HOLMES



Harewood Gardens
Longthorpe, Peterborough, PE3 9NF
£430,000



Harewood Gardens Longthorpe, Peterborough PE3 9NF

Discover the ideal long-term family home in the sought-after area of Longthorpe. Situated in a fantastic and popular location, this detached property is close to local schools, amenities, Peterborough city centre, and the picturesque Ferry Meadows Country Park.

- NO FORWARD CHAIN
- DETACHED FAMILY HOME
- FOUR DOUBLE BEDROOMS
- OPEN LIVING AREA LEADING THROUGH TO THE GARDEN
- KITCHEN/BREAKFAST ROOM
- OFF ROAD PARKING, SINGLE GARAGE & CAR PORT
- POPULAR LOCATION
- EASY ACCESS TO PETERBOROUGH CITY CENTRE AND FERRY MEADOWS
- IDEAL LONG TERM FAMILY HOME
- GAS CENTRAL HEATING

Viewings: By appointment
£430,000

- ENTRANCE HALL**
13'1" x 6'1"
Double glazed door to front, fitted carpet, stairs to first floor with storage space under, radiator.

CLOAKROOM
Obscure window to side. Two piece suite with low level WC and wash hand basin, radiator.

KITCHEN/BREAKFAST ROOM
15'5" x 8'9"
UPVC double glazed bay window to front, double glazed single door to side leading to the garden, uPVC double glazed window to side. Fitted kitchen with a matching range of base and eye level units, fitted worktops, fitted oven, fitted hob, fitted sink drainer, fitted breakfast bar, fitted dishwasher, radiator.

LIVING ROOM/DINING ROOM
10'11" x 32"
UPVC double glazed patio doors x2, window to rear, fitted carpet, x2 radiators.

FIRST FLOOR LANDING
Fitted carpet, airing cupboard with immersion heater.

BEDROOM 1
12'2" x 15"
UPVC double glazed window to rear, fitted carpet, radiator, x2 double wardrobes fitted and single storage cupboard, wash hand basin, enclosed WC.

BEDROOM 2
10'1" x 14'4" max
UPVC double glazed window to front, fitted carpet, radiator, fitted wardrobe.

BEDROOM 3
9'2" x 9'8"
UPVC double glazed window to front, fitted carpet, radiator, fitted wardrobe.

BATHROOM
6'3" x 5'2"
Obscure uPVC double glazed window to side, fitted three piece suite with low level WC, wash hand basin, bath with shower over and splashback tiles, radiator.

BEDROOM 4
8" x 8'11"
UPVC double glazed window to rear, fitted carpet, radiator.



- OUTSIDE**
Set back from Harewood Gardens, this home boasts a charming front lawn area, convenient parking, access to an integral garage and additional parking to the side of the garage via a car port area. The rear garden is a delightful retreat, complete with an array of flower beds and shrubs, a decking area, and a lawn.


LOCATION
The location of this property is highly desirable, with local schools within walking distance and nearby shops for everyday needs. Additionally, it is close to a golf course, pubs, local schools including Jack Hunt, excellent travel links including the A47. Peterborough city centre is just 1.9 miles away, and Peterborough Hospital is 1.5 miles away. For those who enjoy outdoor activities, easy access to walking spots and Ferry Meadows Country Park is a significant advantage.

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	68	80
(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 