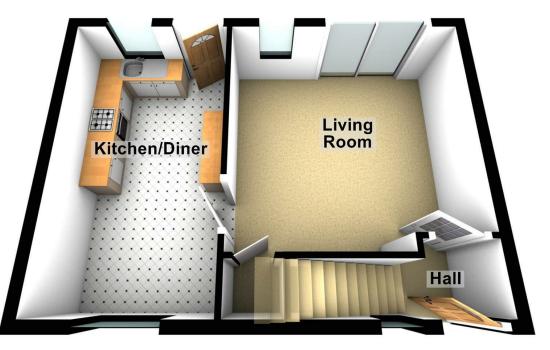
# **Ground Floor**



ENTRANCE HALL

LIVING ROOM

KITCHEN DINER

FIRST FLOOR LANDING

BEDROOM 1

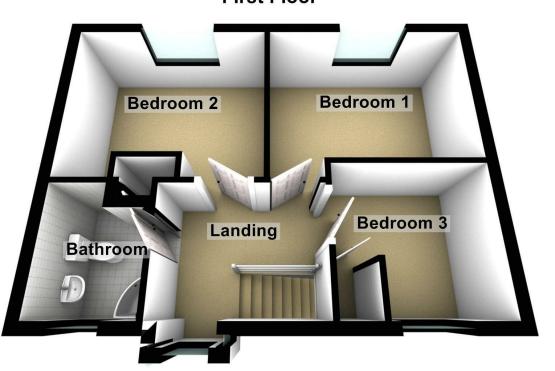
BEDROOM 2

BEDROOM 3

BATHROOM

SINGLE GARAGE

# **First Floor**



**Woodcock Holmes** 20a Tesla Court, Innovation Way, Peterborough PE2 6FL

01733 303111

info@woodcockholmes.co.uk









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



woodcockholmes.co.uk





# **Poles Court** Whittlesey, Peterborough **PE7 1LN**

Spacious three-bed end-terrace in a great spot close to the town centre. Features a private garden, garage, and off-road parking.

- NO FORWARD CHAIN
- PARKING AND SINGLE GARAGE
- PRIVATE GARDEN NOT OVERLOOKED
- THREE BEDROOMS
- KITCHEN DINER
- GAS CENTRAL HEATING
- WALKING DISTANCE TO TOWN CENTRE
- LIVING ROOM WITH PATIO DOORS TO THE GARDEN
- RECENTLY RE-CARPETED IN AREAS
- · CALL OUR OFFICE TO VIEW

#### **ENTRANCE HALL**

Door to front, stairs to first floor, access to living room:

## **LIVING ROOM**

13'6" x 13'9"

Patio doors and window to rear, carpet, radiator, under stairs storage cupboard, access to kitchen:

#### KITCHEN DINER

16'10" x 9'1"

Window to front and rear, single door to rear, fitted kitchen with a matching range of base and eye level units, fitted worktops, splashback tiles, fitted sink drainer, space for appliances, room for dining furniture, radiator.

#### FIRST FLOOR LANDING

Box bay window to front, fitted carpet, access to:

#### **BEDROOM 1**

8'6" x 11'8"

Window to rear, fitted carpet, radiator.

#### **BEDROOM 2**

10'11" x 11'2"

Window to rear, fitted carpet, radiator.

# **BEDROOM 3**

7'92 x 8'5"

Window to front, fitted carpet, radiator.

#### **BATHROOM**

7'5" x 5'3"

Obscure window to front, fitted three piece suite with bath, WC, Viewings: By appointment wash hand basin, radiator, storage cupboard.



## **OUTSIDE**

Enclosed rear garden, bordered by timber fencing, laid to lawn with patio area, flower bed borders, mature trees, access via the living room, kitchen, single gate to front and door leading to the rear of the garage. The garage is brick built with up and over door to front and parking in front.

# **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.

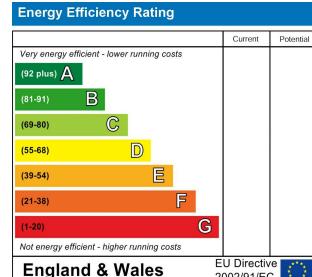
None of the appliances, services or equipment described or shown have been tested.

#### **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.



2002/91/EC Environmental Impact (CO<sub>2</sub>) Rating

Very environmentally friendly - lower CO2 emission (92 plus) 🛕 B (81-91) (69-80) (55-68) (39-54) (21-38)

**England & Wales** 

Not environmentally friendly - higher CO2 emission

**EU Directive** 2002/91/EC

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£179,995