

woodcockholmes.co.uk



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

73 Wilton Avenue
Peterborough, PE7 8RQ
£1,050 Per Month



**73 Wilton Avenue
Peterborough
PE7 8RQ**

- TWO DOUBLE BEDROOMS
- GAS CENTRAL HEATING
- UPVC DOUBLE GLAZING
- WALKING DISTANCE TO SERPENTINE GREEN SHOPPING CENTRE
- EASY ACCESS TO THE A1
- SHORT DISTANCE TO CITY CENTRE
- ENCLOSED REAR GARDEN
- PARKING FOR TWO CARS

Viewings: By appointment
£1,050 Per Month

Entrance Hall

Laid to wood laminate flooring. Fitted single radiator. Stairs off

Lounge

Laid to wood laminate flooring with window to the front and under stairs storage cupboard.

Kitchen

Laid to wood laminate flooring and fitted with a match of base and eye level units with integrated oven and hob. Space for washer and fridge freezer. French doors and window to the rear garden

Stairs and Landing

Stairs are laid to carpet and landing is laid to wood laminate flooring

Master Bedroom

Double sized bedroom laid to wood laminate flooring. Built in double wardrobe and two windows to the front

Second Bedroom

Double sized bedroom laid to wood laminate flooring. Built in double wardrobe and window to the rear.

Bathroom

Laid to wood laminate flooring and fitted with a matching three piece suite consisting of Bath with shower over, Basin and WC

Outside

Driveway to the side of the house with gate to the rear garden.
Rear Garden laid to patio and lawn.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		97
(81-91) B	83	
(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		