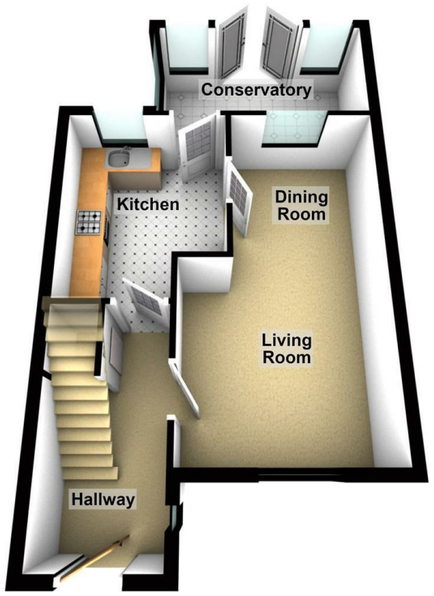
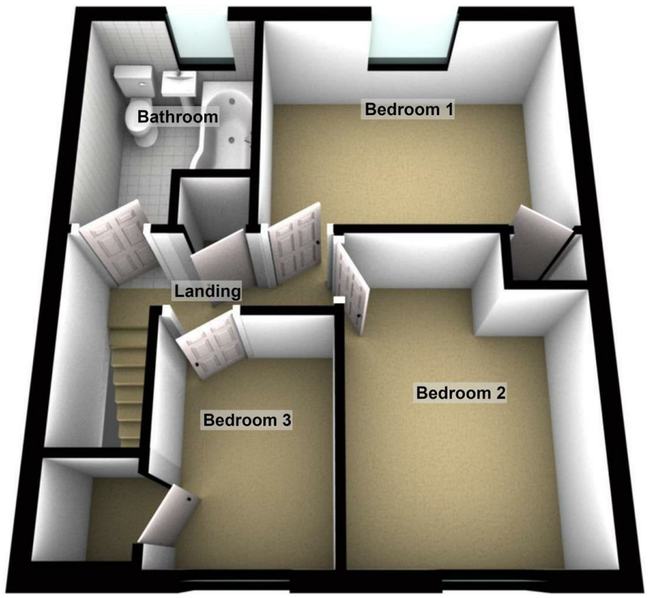
Ground Floor



First Floor



ENTRANCE HALL

LIVING ROOM

KITCHEN

CONSERVATORY

FIRST FLOOR LANDING

BEDROOM 1

BEDROOM 2

BEDROOM 3

BATHROOM

GARAGE

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.







Paulsgrove

Peterborough, PE2 6YF

£280,000










Paulsgrove
Peterborough
PE2 6YF

A well-presented detached family home in a quiet cul-de-sac in popular Orton Wistow, offering three bedrooms, an L-shaped living/dining room, modern kitchen, conservatory, enclosed rear garden, driveway and single garage, all within walking distance of local schools, shops and Ferry Meadows Country Park.

- AVAILABLE WITH NO FORWARD CHAIN
- DETACHED HOUSE
- PARKING AND SINGLE GARAGE
- THREE BEDROOMS
- CONSERVATORY TO REAR
- MODERN KITCHEN & FAMILY BATHROOM
- UPVC DOUBLE GLAZING & GAS CENTRAL HEATING
- EASY ACCESS TO A1 MOTORWAY
- CLOSE TO FERRY MEADOWS COUNTRY PARK
- QUIET CUL-DE-SAC LOCATION

Viewings: By appointment
£280,000

HALLWAY
12'5" x 5'7"
UPVC door to front, fitted carpet, stairs to first floor, access to:

LIVING/DINING ROOM
19'8" x 10'10" living room | 8'2" x dining room
UPVC double glazed window to front and rear, fitted carpet, radiator, fireplace, door to kitchen.

KITCHEN
11'3" x 8'10" max
UPVC double glazed window and door to rear, fitted kitchen with a matching rnage of base and eye level units, fitted worktops, splashback tiles behind, fitted oven and hob, fitted sink drainer, space for other appliances.

CONSERVATORY
6'2" x 12'6"
UPVC construction, vinyl flooring, French doors to rear garden.

FIRST FLOOR LANDING
Fitted carpet, access to:

BEDROOM 1
8'5" x 11'4"
UPVC double glazed window to rear, fitted carpet, radiator, store cupboard.

BEDROOM 2
10'10" x 8'2"
UPVC double glazed window to front, fitted carpet, radiator.

BEDROOM 3
7'9" x 5'9"
UPVC double glazed window to front, fitted carpet, radiator, store cupboard.

BATHROOM
8'2" x 6'3"
Obscure uPVC double glazed window to rear, fitted three piece suite with WC, wash hand basin, bath with shower over, tiled surround.

OUTSIDE
Parking to the front with access to your single garage with up and over door to front, lawn area, side access to the rear garden via a gate. Enclosed rear garden with lawn and shrubs, timber shed.

COUNCIL TAX/TENURE/EPC
Tenure, council tax band, and EPC rating details are provided by the vendor or relevant authority and should be verified by prospective buyers.

SERVICES
Services, systems, and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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. Measurements, distances, and areas are approximate and should not be relied upon without verification. Interested parties should satisfy themselves of all details. None of the appliances, services or equipment described or shown have been tested.

