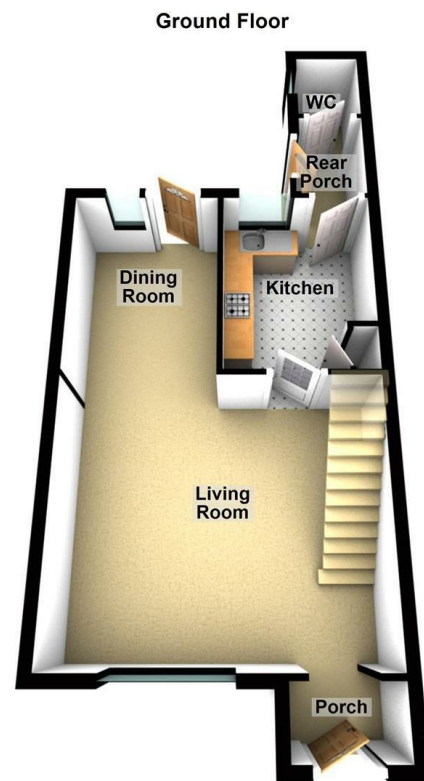




FRONT PORCH

LIVING ROOM

DINING ROOM

KITCHEN

REAR PORCH

CLOAKROOM

FIRST FLOOR LANDING

BEDROOM 1

BEDROOM 2

BEDROOM 3

BATHROOM



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

6 Viking Court
Peterborough, PE2 8LD
£1,100 Per Month



6 Viking Court

Peterborough

PE2 8LD

brochure blurb sentence A spacious and well-located three-bedroom mid-terrace freehold home with private garden and rear parking, ideally suited to first-time buyers or families and offered with no forward chain.

• AVAILABLE NOW

• THREE BEDROOMS

• PRIVATE GARDEN

• LIVING/DINING ROOM

• UPVC DOUBLE GLAZED

• DOWNSTAIRS CLOAKROOM

• GAS CENTRAL HEATING

• POPULAR LOCATION CLOSE TO AMENITIES

• COMMUNAL PARKING

Viewings: By appointment

£1,100 Per Month

FRONT PORCH
UPVC door to front, access to living room.

LIVING ROOM
14'2" x 6'8"
UPVC double glazed window to front, fitted carpet, stairs to first floor, radiator, open to dining room.

DINING AREA
10'6" x 8'1"
UPVC double glazed window and door to rear leading to the garden, fitted carpet, radiator.

KITCHEN
10'6" x 8'2"
UPVC double glazed window to rear, fitted kitchen with a matching range of base and eye level units, fitted worktops, fitted sink drainer, oven, splashback tiles, wall mounted gas central heating boiler.

REAR PORCH
UPVC door to side leading to the garden.

.CLOAKROOM
Window to side, fitted WC.

FIRST FLOOR LANDING
11'9" x 6"
Fitted carpet, airing cupboard and storage cupboard space, access to:

BEDROOM 1
10'2" x 10'2"
UPVC double glazed window to rear, fitted carpet, radiator, built in wardrobe.

BEDROOM 2
11'4" x 9"
UPVC double glazed window to front, fitted carpet, radiator, built in wardrobe.

BEDROOM 3
6'7" x 7" max
UPVC double glazed window to front, fitted carpet, radiator.

BATHROOM
6" x 5"
Obscure uPVC double glazed window to rear, fitted three piece suite with WC, wash hand basin, WC, radiator.

OUTSIDE
Enclosed rear garden with lawn and patio area, brick built store shed, rear gated access to communal parking to the rear.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		85
(69-80) C	70	
(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		86
(69-80) C		
(55-68) D	63	
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		EU Directive 2002/91/EC