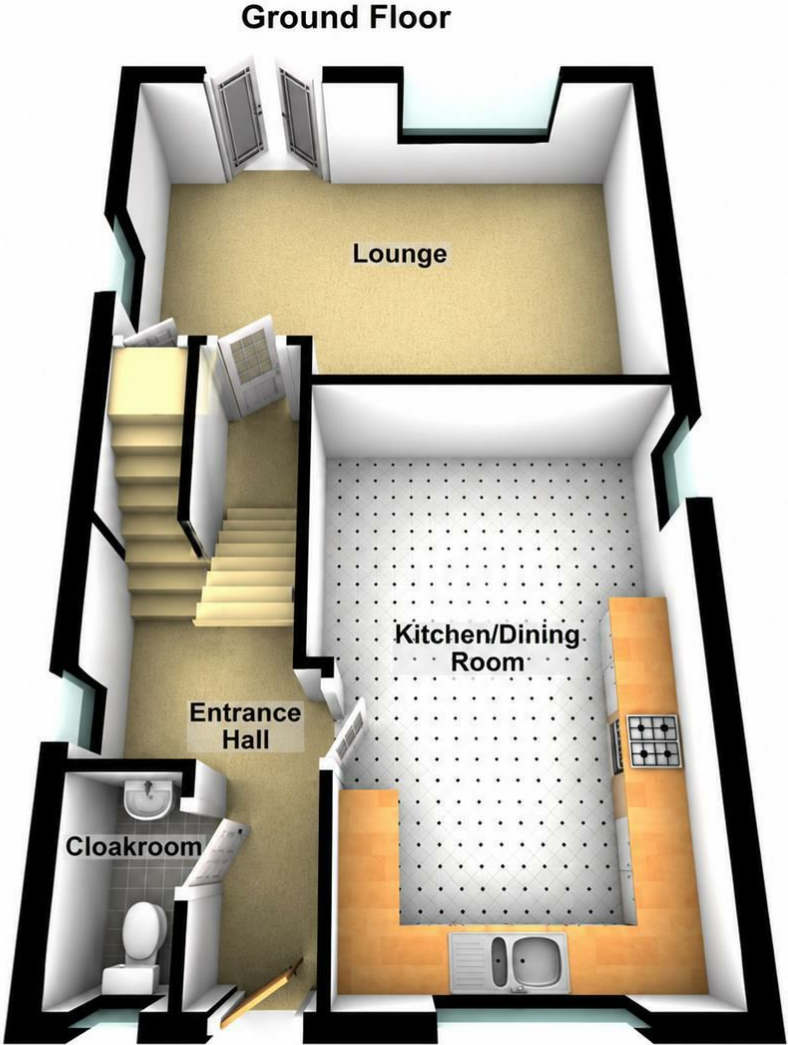




Woodcock Holmes
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These particulars do not constitute part or all of an offer of contract. The measurements are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to re-check measurements before committing 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 legal title of the property. Buyers not obtain such verification from their solicitors.

25 Westcroft
Peterborough, PE7 8PG
£1,600 Per Month



25 Westcroft

Peterborough

PE7 8PG

- SPLIT LEVEL LIVING
- CLOSE TO LOCAL AMENITIES
- WALKING DISTANCE TO SERPENTINE GREEN SHOPPING CENTRE
- FOUR GOOD SIZE BEDROOMS
- EN-SUITE TO MASTER BEDROOM
- SPLIT LEVEL GARDEN WITH LAWN AND PATIO
- AVAILABLE NOW
- GAS CENTRAL HEATING
- UPVC DOUBLE GLAZING
- OFF ROAD PARKING FOR TWO CARS

Viewings: By appointment

£1,600 Per Month

ENTRANCE HALL
UPVC double glazed window to side, radiator, LVT flooring, stairs down to Lounge, door to:

CLOAKROOM
UPVC obscure double glazed window to front, fitted with two piece suite comprising, pedestal wash hand basin and close coupled WC, radiator, LVT flooring.

KITCHEN
18'4" x 10'7"
Fitted with a matching range of base and eye level units with worktop space over, stainless steel sink unit with mixer tap, wall mounted concealed boiler, integrated fridge/freezer, dishwasher, fitted electric fan assisted double oven, built-in four ring gas hob with extractor hood over, uPVC double glazed window to side, uPVC double glazed window to front, double radiator, LVT flooring.

LOUNGE
12'7" x 17'3"
UPVC double glazed window to rear, uPVC double glazed window to rear, double radiator, fitted carpet, telephone point, TV point, under-stairs storage cupboard, uPVC double glazed french double doors to garden. Feature media wall

FIRST FLOOR AND LANDING
Fitted with brand new carpet, stairs to cupboard housing hot water cylinder, door to:

BEDROOM 3
12'9" x 9'6"
UPVC double glazed window to rear, radiator, fitted carpet, TV point.



BATHROOM
Fitted with four piece suite comprising deep panelled bath with hand shower attachment over, pedestal wash hand basin, tiled shower cubicle with fitted power shower over and close coupled WC, shaver point, uPVC obscure double glazed window to rear, radiator, vinyl flooring.

BEDROOM 1
10'0" x 12'4"
UPVC double glazed window to front, radiator, fitted carpet, telephone point, door to:

En-Suite
Fitted with three piece suite comprising pedestal wash hand basin, tiled shower cubicle with fitted power shower over and close coupled WC, shaver point, uPVC obscure double glazed window to side, radiator, LVT flooring.

BEDROOM 4
8'7" x 6'11"
UPVC double glazed window to front, radiator, fitted carpet.

SECOND FLOOR AND LANDING
UPVC double glazed window to side, radiator, fitted carpet, door to:

BEDROOM 2
12'11" x 17'3"
Two uPVC double glazed windows to rear, double radiator, fitted carpet.

OUTSIDE
The property benefits from a tiered rear garden, featuring a lawn, a raised patio area ideal for outdoor dining and entertaining, and a garden shed providing useful storage. To the front, there are two off-road parking spaces, offering convenient parking for residents.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	86	
(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 