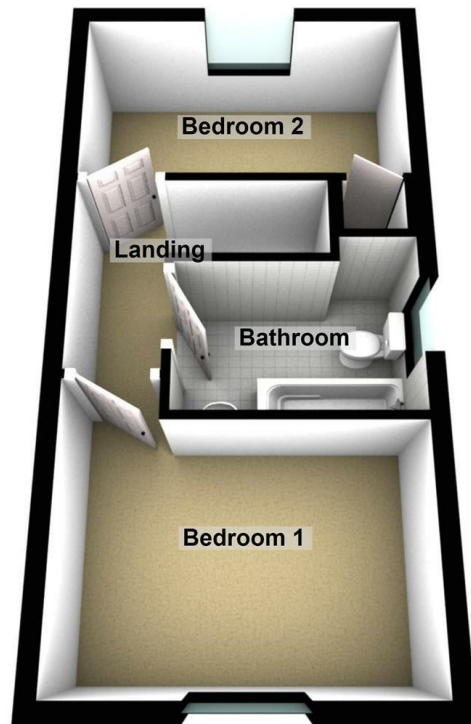


Ground Floor



First Floor



PORCH

LIVING ROOM

KITCHEN

LANDING

BEDROOM 1

BATHROOM

BEDROOM 2

woodcockholmes.co.uk



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.

58 Lansdowne Walk

Peterborough, PE2 7GE

£180,000



**58 Lansdowne Walk  
Peterborough  
PE2 7GE**

A well-presented two-bedroom semi-detached home in a quiet cul-de-sac, offered with no forward chain and featuring a private garden and off-road parking, ideally located for access to Peterborough city centre and Ferry Meadows Country Park.

- AVAILABLE WITH NO FORWARD CHAIN
- CUL-DE-SAC LOCATION
- EASY ACCESS TO PETERBOROUGH CITY CENTRE
- NEW CARPETS AND FRESHLY DECORATED
- DRIVEWAY TO SIDE WITH SPACE FOR TWO VEHICLES
- IDEAL FIRST TIME BUY
- UPVC DOUBLE GLAZED THROUGHOUT
- CALL OUR OFFICE TO ARRANGE A VIEWING

Viewings: By appointment  
£180,000

**PORCH**

3'11" x 4'7"  
UPVC door to side, uPVC double glazed window to front, fitted matwell, door to living room.

**LIVING ROOM**

14'2" x 12'1"  
UPVC double glazed window to front, fitted carpet, stairs to first floor, electric storage heater, door to kitchen.

**KITCHEN**

6'7" x 12'1"  
UPVC double glazed window and uPVC double glazed door to rear. Fitted kitchen with a matching range of base and eye level units, fitted worktop, fitted sink drainer, space for appliances, lino flooring.

**LANDING**

Fitted carpet, access to all rooms:

**BEDROOM 1**

8'7" x 12'1"  
UPVC double glazed window to front, fitted carpet, radiator, electric storage heater.

**BATHROOM**

4'8" x 8'8"  
Obscure uPVC double glazed window to side, three piece suite with WC, wash hand basin, bath with electric shower fitted over, fully tiled walls behind units, lino flooring.

**BEDROOM 2**

6'10" x 12'1"  
UPVC double glazed window to front, fitted carpet, radiator, electric storage heater, fitted storage/wardrobe over stairs.

**OUTSIDE**

Driveway to the side of the property with space for two vehicles, gated side access into the garden. The garden is accessed via the driveway and the kitchen, mainly laid to lawn, bordered by timber fencing with a slabbed area to the rear.

**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.

**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.

**SERVICES**

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

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>90</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>63</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b> EU Directive 2002/91/EC		
Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b> EU Directive 2002/91/EC		