

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

966 Bourges Boulevard

Cambs, PE1 2AN

£149,995



966 Bourges Boulevard

Cambs

PE1 2AN

Offered with no forward chain, this mid-terrace freehold home is ideally located close to Peterborough city centre, the train station, and local amenities, making it perfect for first-time buyers or investors.

- NO FORWARD CHAIN
- TWO DOUBLE BEDROOMS
- CLOSE TO PETERBOROUGH CITY CENTRE
- UPVC DOUBLE GLAZED
- GAS CENTRAL HEATING
- CLOSE TO LOCAL AMENITIES
- PRIVATE REAR GARDEN
- TWO RECEPTION ROOMS

Viewings: By appointment

£149,995

- LIVING ROOM

11'7" x 11'6"

UPVC door and double glazed window to front, laminate flooring, radiator, door to stairs leading up to the first floor and door to dining room area:
- DINING ROOM

11'7" x 11'7"

UPVC double glazed window to rear, laminate flooring, radiator, storage cupboard under stairs.
- KITCHEN

11'1 x 6'7"

UPVC door and double glazed window to side, fitted kitchen with a matching range of base and eye level units, fitted worktops, fitted sink drainer, space for appliances.
- FIRST FLOOR LANDING

Fitted carpet, access to:
- BEDROOM 1

11'8" x 11'7"

UPVC double glazed window to front, fitted carpet, radiator, built in wardrobe space.
- BEDROOM 2

11'7" x 8'2"

UPVC double glazed window to rear, fitted carpet, radiator.



- BATHROOM

11"x 6'7"

Obscure uPVC double glazed window to rear, fitted three piece suite with WC, wash hand basin, bath with tiled surround, radiator, airing cupboard.
- OUTSIDE


Enclosed rear garden laid to lawn and patio.
- COUNCIL TAX/TENURE/EPC

Tenure, council tax band (A), and EPC (D) 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.
- INVESTMENT INFORMATION

If you are considering this property for BUY TO LET purposes, please call our Property Management team on 01733 303111. They will provide free expert advice on all aspects of the lettings market including potential rental yields for this property.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>	<b>63</b>	<b>88</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 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 