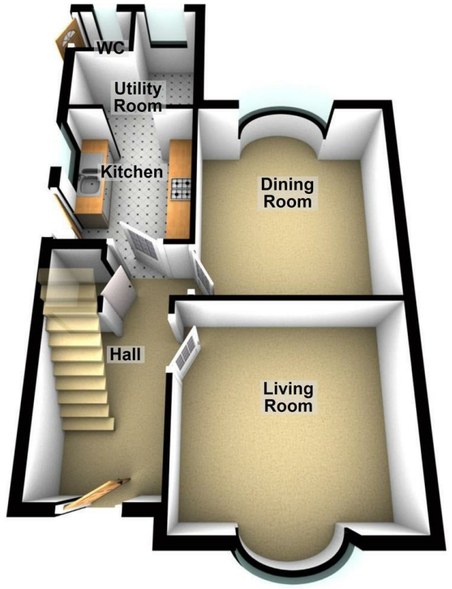
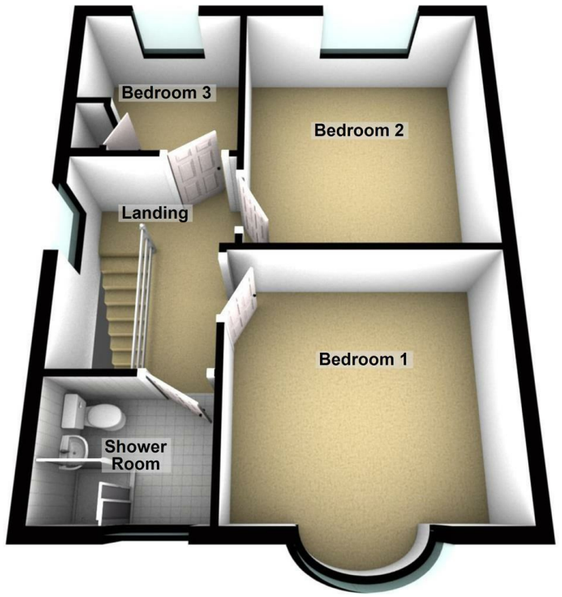
Ground Floor



First Floor



ENTRANCE HALL

LIVING ROOM

DINING ROOM

KITCHEN

UTILITY ROOM

WC

FIRST FLOOR LANDING

BEDROOM 1

BEDROOM 2

BEDROOM 3

SHOWER ROOM

GARAGE

woodcockholmes.co.uk

WOODCOCK HOLMES

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20a Tesla Court, Innovation Way, Peterborough PE2 6FL

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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.

74 Northfield Road
Peterborough, PE1 3QE
£240,000

74 Northfield Road
Peterborough
PE1 3QE

A detached family home offering spacious and versatile accommodation, generous gardens, ample parking and a detached garage, ideally situated close to local amenities, transport links and Peterborough City Centre.

- AVAILABLE WITH NO FORWARD CHAIN
- DETACHED 1930S STYLE HOUSE
- OFF ROAD PARKING AND SINGLE GARAGE
- UPVC DOUBLE GLAZED AND GAS CENTRAL HEATING
- SPACIOUS REAR GARDEN
- TWO RECEPTION ROOMS WITH BAY WINDOWS
- THREE BEDROOMS
- IDEAL FAMILY HOME
- EASY ACCESS TO LOCAL AMENITIES
- CALL OUR OFFICE TO ARRANGE A VIEWING

Viewings: By appointment
£240,000

ENTRANCE HALL
12'5" x 6'8"
UPVC door to front, fitted carpet, radiator, stairs to first floor, storage cupboard, access to:

LIVING ROOM
11'7" x 12'5"
UPVC double glazed bay window to front, fitted carpet, radiator.

DINING ROOM
12'1" x 11'4"
UPVC double glazed bay window to rear, fitted carpet, radiator.

KITCHEN
9'2" x 7'8"
UPVC double glazed window and door to side, fitted kitchen with a matching range of base and eye level units, fitted worktops, splashback tiles, fitted sink drainer, space for appliances.

UTILITY ROOM
7'5" max x 7'8" max
UPVC double glazed window to rear, space for appliances.

CLOAKROOM
Fitted WC.

LANDING
Double glazed window to side, fitted carpet, access to:

BEDROOM 1
11'8" x 12'5"
UPVC double glazed bay window to front, fitted carpet, radiator.

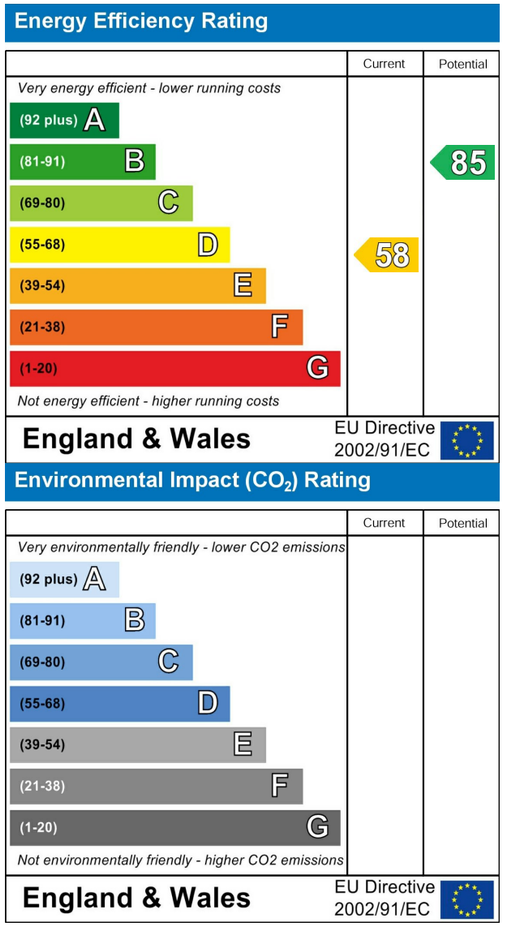
BEDROOM 2
12'1" x 11'4"
UPVC double glazed bay window to rear, fitted carpet, radiator.

BEDROOM 3
UPVC double glazed window to front, fitted carpet, radiator.

SHOWER ROOM
5'9" x 6'10"
Obscure uPVC double glazed window to front, three-piece suite with fitted WC, wash hand basin, shower cubicle, splashback tiled surround, radiator.

OUTSIDE
To the front of the property there is off-road parking, with additional driveway access to the side via wooden gates leading through to the detached garage, which benefits from power and lighting. The enclosed rear garden provides both lawn and patio areas, making it an ideal space for families, entertaining or outdoor gatherings.

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.