

- ENTRANCE PORCH
- CLOAKROOM
- LIVING ROOM
- KITCHEN DINER
- CONSERVATORY/UTILITY
- FIRST FLOOR LANDING
- BEDROOM 1
- BEDROOM 2
- BEDROOM 3
- BATHROOM
- STUDY/GARAGE



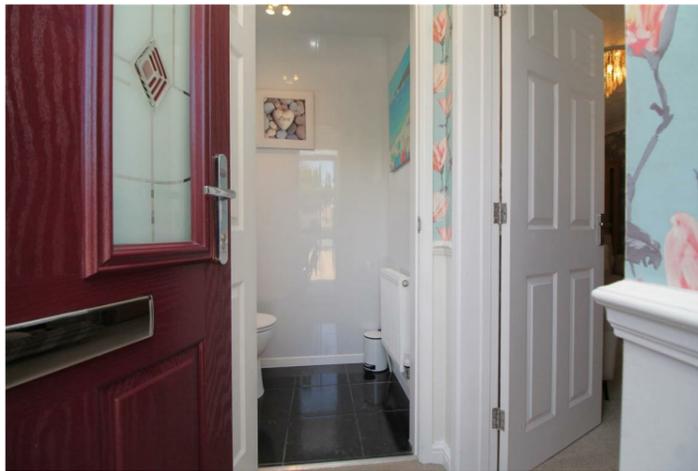
**Woodcock Holmes**  
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These particulars do not constitute part or all of an offer of contract. The measurements are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to re-check measurements before committing 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.

**Oldfield Gardens**  
 Whittlesey, Peterborough, PE7 1NX  
 £280,000



## Oldfield Gardens Whittlesey, Peterborough PE7 1NX

Modern family home in quiet cul-de-sac with open-plan living, stylish kitchen, study, conservatory/utility, south-facing garden & garage. Walk to schools, shops & town centre.

- DETACHED FAMILY HOME
- CUL-DE-SAC LOCATION
- MODERN FINISH THROUGHOUT
- CLOSE TO TOWN CENTRE
- THREE BEDROOMS
- GOOD SIZED PLOT
- PRIVATE LANDSCAPED REAR GARDEN
- GARAGE/STUDY SPACE
- UPVC DOUBLE GLAZED
- DOWNSTAIRS CLOAKROOM

Viewings: By appointment  
£280,000

### ENTRANCE HALL

3' x 4'6"  
Composite door to front, uPVC double glazed window to side, fitted carpet, access to:

### CLOAKROOM

2'7" x 4'6"  
UPVC double glazed window to side, fitted WC.

### LIVING ROOM

13'11" x 16'7" max  
UPVC double glazed window to front, fitted carpet, radiator, stairs to first floor, under stairs storage cupboard, double doors to:

### KITCHEN DINER

8'3" x 16'7"  
UPVC double glazed window to rear, double doors leading to the conservatory, fitted kitchen with a matching range of base and eye level units, fitted Neff appliances including a washing machine, dish washer, oven and microwave, fitted five ring hob, fitted extractor fan, fitted worktops, fitted sink drainer, dining space, radiator.

### CONSERVATORY/UTILITY

7'1" x 8'8"  
UPVC construction, patio doors leading to the garden, fitted worktops and storage, space for appliances.

### FIRST FLOOR LANDING

UPVC double glazed window to side on the stairs, fitted carpet, airing cupboard, loft access, access to:

### BEDROOM 1

11'9" x 8'5"  
UPVC double glazed window to rear, fitted carpet, radiator.

### BEDROOM 2

10'8" x 8'5"  
UPVC double glazed window to front, fitted carpet, radiator.

### BEDROOM 3

6'10" x 7'4"  
UPVC double glazed window to front, fitted carpet, radiator.

### BATHROOM

8'5" x 7'6"  
Obscure uPVC double glazed window to side and rear, fitted three piece suite with WC, wash hand basin in vanity unit, fitted bath with shower fitted over and shower screen, tiled surround, towel rail radiator.

### STUDY/GARAGE

6'2" x 7'9" (study)  
UPVC door to rear, fitted carpet, wall mounted boiler, internal door to garage storage with 2 year old electric roller door.

### OUTSIDE

Gravelled driveway leading to the garage, lawn to the front of the property with slate borders, gated side access to the side and rear of the home. The rear and side gardens are laid with lawn space, mature flower and shrub borders with a variety of plants, four timber shed one of which is lined with fully power and lighting connected.

### TENURE

Freehold.

### 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. All descriptions, dimensions, warranties, reference to condition or presentation or indeed permissions for usage and occupation should be checked and verified by yourself or any appointed third party, advisor or conveyancer. None of the appliances, services or equipment described or shown have been tested.

### SERVICES

Mains water, electricity, gas and drainage are all connected. None of these services or appliances have been tested by the agents.

### INVESTMENT INFORMATION

If you are considering this property 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>		
(81-91) <b>B</b>		<b>86</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>67</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		

England & Wales 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		

England & Wales EU Directive 2002/91/EC