

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.

**11 Crystal Drive**  
Peterborough, PE2 9RJ  
£1,350 PCM



**11 Crystal Drive  
Peterborough  
PE2 9RJ**

An excellent three bedroom detached house--2 double bedrooms master with ensuite and 1 single bedroom--entrance hall--lounge with real wood flooring--large kitchen/dining room with oven and gas hob, french doors leading into the rear enclosed garden--Utility room--downstairs cloakroom--family bathroom with shower

- MODERN THROUGHOUT
- TANDEM DRIVE LEADING TO GARAGE
- GAS CENTRAL HEATING
- UPVC DOUBLE GLAZING
- ENCLOSED REAR GARDEN
- EN SUITE TO MASTER BEDROOM
- CLOSE TO LOCAL AMENITIES
- WALKING DISTANCE TO CITY CENTRE
- WALKING DISTANCE TO COUNTRY PARK

Viewings: By appointment  
£1,350 PCM

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>85</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	<b>53</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>		
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Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>		EU Directive 2002/91/EC