



LIVING ROOM

DINING ROOM

KITCHEN

UTILITY ROOM

LANDING

BEDROOM 1

BEDROOM 2

SHOWER ROOM



woodcockholmes.co.uk



Woodcock Holmes

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

01733 303111

info@woodcockholmes.co.uk

rightmove
find your happy



Zoopla



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.

221 Broadway
Peterborough, PE7 3NT
£169,995



221 Broadway

Peterborough

PE7 3NT

A spacious two-bedroom end-terrace home in the popular area of Yaxley, offered with no forward chain, private off-road parking, a generous rear garden and excellent potential to modernise and make your own.

• AVAILABLE WITH NO FORWARD CHAIN

• POPULAR YAXLEY LOCATION

• PRIVATE OFF-ROAD PARKING

• LARGE REAR GARDEN

• TWO DOUBLE BEDROOMS

• TWO RECEPTION ROOMS

• GAS CENTRAL HEATING & UPVC DOUBLE GLAZING

• IDEAL FIRST-TIME BUYER HOME

Viewings: By appointment

£169,995

LIVING ROOM

11'3" x 11'9"

UPVC door to front, uPVC double glazed window to front, fitted carpet, radiator, access to stairs leading up to the first floor and door to dining room.

DINING ROOM

11'7" x 11'9"

UPVC double glazed window to rear, fitted carpet, radiator, storage cupboard under stairs.

KITCHEN

9'9" x 7'7"

UPVC door to side, uPVC 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.

UTILITY ROOM

5'7" x 8'5"

Window to rear, space for appliances, storage space.

FIRST FLOOR LANDING

Fitted carpet, access to:

BEDROOM 1

11'8" x 11'9"

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

BEDROOM 2

11'8" x 7'6"

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

SHOWER ROOM

9'6" x 7'7"

Obscure uPVC double glazed window to rear, three piece suite with WC, wash hand basin, shower cubicle with fitted shower and tiled surround, airing cupboard, storage, radiator.

OUTSIDE

Gravelled off road parking for one vehicle to the front of the home. Rear garden with gated shared access, timber shed, patio area, lawn space, vegetable patch, surrounding shrubs and flowerbeds.

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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		78
(55-68) D	63	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & WalesEU Directive 2002/91/EC		
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO2 emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO2 emissions		
England & WalesEU Directive 2002/91/EC		