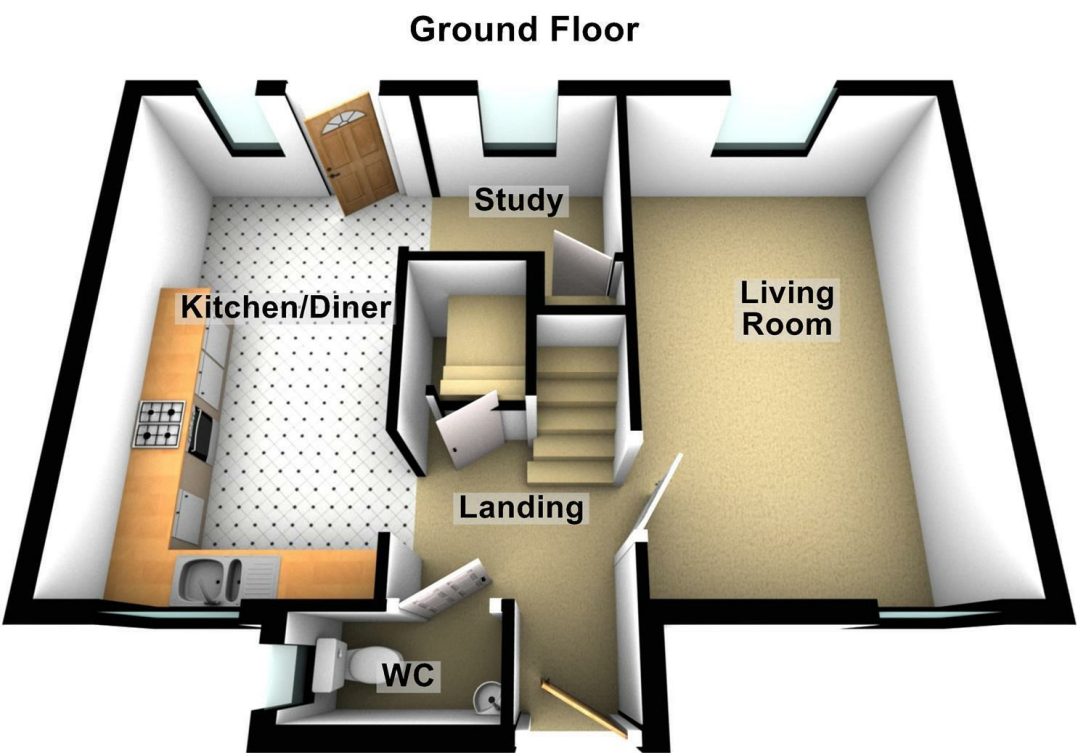




ENTRANCE HALL

CLOAKROOM

LIVING ROOM

KITCHEN DINER

STUDY

FIRST FLOOR LANDING

BEDROOM 1

BEDROOM 2

BEDROOM 3

BATHROOM



## Woodcock Holmes

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GUILD  
PROPERTY  
PROFESSIONALS**

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.

**154 Barnstock**  
Peterborough, PE3 8EL  
£995 Per Month



154 Barnstock  
Peterborough  
PE3 8EL

A well-presented three-bedroom family home offered with no forward chain, featuring spacious living accommodation, enclosed wrap-around garden and a convenient location close to local amenities and transport links.

• AVAILABLE NOW

• SPACIOUS KITCHEN DINER LEADING TO THE GARDEN

• DOWNSTAIRS TWO-PIECE CLOAKROOM

• UPVC DOUBLE GLAZED AND GAS CENTRAL HEATING

• CLOSE TO PETERBOROUGH HOSPITAL AND TRAVEL LINKS INCLUDING A47

• IDEAL FAMILY HOME

• GOOD SIZED BEDROOM SPACE

• PLENTY OF STORAGE SPACE

• GOOD SIZED GARDEN TO THE REAR AND SIDE

• CALL OUR OFFICE TO ARRANGE A VIEWING

Viewings: By appointment  
£995 Per Month

**ENTRANCE HALL**  
UPVC door to front, laminate flooring, storage cupboard, radiator, stairs to first floor, access to:

**CLOAKROOM**  
UPVC double glazed window to side, two piece suite with WC and wash hand basin.

**LIVING ROOM**  
16'6" x 10'7"  
UPVC double glazed window to front and rear, radiator, laminate flooring.

**KITCHEN DINER**  
16'6" x 9"  
UPVC double glazed window to front and rear, uPVC door to rear. Fitted kitchen with a matching range of base and eye level units, fitted worktops, splashback tiles, fitted sink drainer, freestanding oven, space for appliances, dining area, radiator, open to:

**STUDY**  
6" x 6'8"  
UPVC double glazed window to rear, radiator.

**FIRST FLOOR LANDING**  
7'11" x 8'5"  
Laminate flooring, airing cupboard, storage cupboard, access to:

**BEDROOM 1**  
16'6" x 8'7"  
UPVC double glazed window to rear, laminate flooring, radiator, fitted wardrobes.

**BEDROOM 2**  
10'8" x 9'3"  
UPVC double glazed window to rear, laminate flooring, radiator.

**BEDROOM 3**  
6" x 6'8"  
UPVC double glazed window to rear, laminate flooring, radiator.

**BATHROOM**  
5'2" x 6'3"  
Obscure uPVC double glazed window to front, fitted three piece suite with WC, wash hand basin, bath, radiator.

**OUTSIDE**  
Enclosed rear garden bordered by fencing, mainly laid to lawn.

| Energy Efficiency Rating                                        |                         |           |
|-----------------------------------------------------------------|-------------------------|-----------|
|                                                                 | Current                 | Potential |
| Very energy efficient - lower running costs                     |                         |           |
| (92 plus) A                                                     |                         |           |
| (81-91) B                                                       |                         | 83        |
| (69-80) C                                                       | 70                      |           |
| (55-68) D                                                       |                         |           |
| (39-54) E                                                       |                         |           |
| (21-38) F                                                       |                         |           |
| (1-20) G                                                        |                         |           |
| 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) A                                                     |                         |           |
| (81-91) B                                                       |                         |           |
| (69-80) C                                                       |                         | 80        |
| (55-68) D                                                       | 67                      |           |
| (39-54) E                                                       |                         |           |
| (21-38) F                                                       |                         |           |
| (1-20) G                                                        |                         |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |                         |           |
| England & Wales                                                 | EU Directive 2002/91/EC |           |