



ENTRANCE HALL

KITCHEN

LIVING ROOM

LANDING

BEDROOM

BATHROOM



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

01733 303111
info@woodcockholmes.co.uk

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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.

88 Whitacre
Peterborough, PE1 4SX
£775 Per Month



88 Whitacre

Peterborough

PE1 4SX

Ideal for first-time buyers or investors, this end-terrace freehold home in a quiet cul-de-sac offers allocated parking, a private enclosed garden, a double bedroom, and easy access to local amenities and transport links.

- IDEAL FIRST TIME HOME
- UPVC DOUBLE GLAZED
- GAS CENTRAL HEATING
- ALLOCATED PARKING FOR 2 CARS
- PRIVATE REAR GARDEN
- THREE PIECE BATHROOM
- SPACIOUS DOUBLE BEDROOM
- CLOSE TO LOCAL BUS ROUTES AND AMENITIES
- CALL OUR OFFICE TO ARRANGE A VIEWING

Viewings: By appointment

£775 Per Month

HALLWAY
UPVC door to front, storage cupboard, open to kitchen area:

KITCHEN
10'4" x 8'4"
UPVC double glazed window to front, fitted kitchen with a matching range of base and eye level units, fitted worktop, splashback tiles, fitted sink drainer, space for appliances.

LIVING ROOM
11'6" x 10'11" max
UPVC double glazed window and door to rear, fitted carpet, radiator, stairs to first floor.

LANDING
UPVC double glazed window to front, fitted carpet, access to:

BEDROOM
14'5" max x 10'10" max
UPVC double glazed window to rear, fitted carpet, radiator, store cupboard.

BATHROOM
8'7" x 5"
Obscure uPVC double glazed window to front, fitted three piece suite with bath, WC, wash hand basin, tiled surround, radiator.

OUTSIDE
Allocated parking to the front. Enclosed rear garden laid with lawn and patio off the rear of the house.

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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(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 ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ 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 CO ₂ emissions		
England & Wales		EU Directive 2002/91/EC