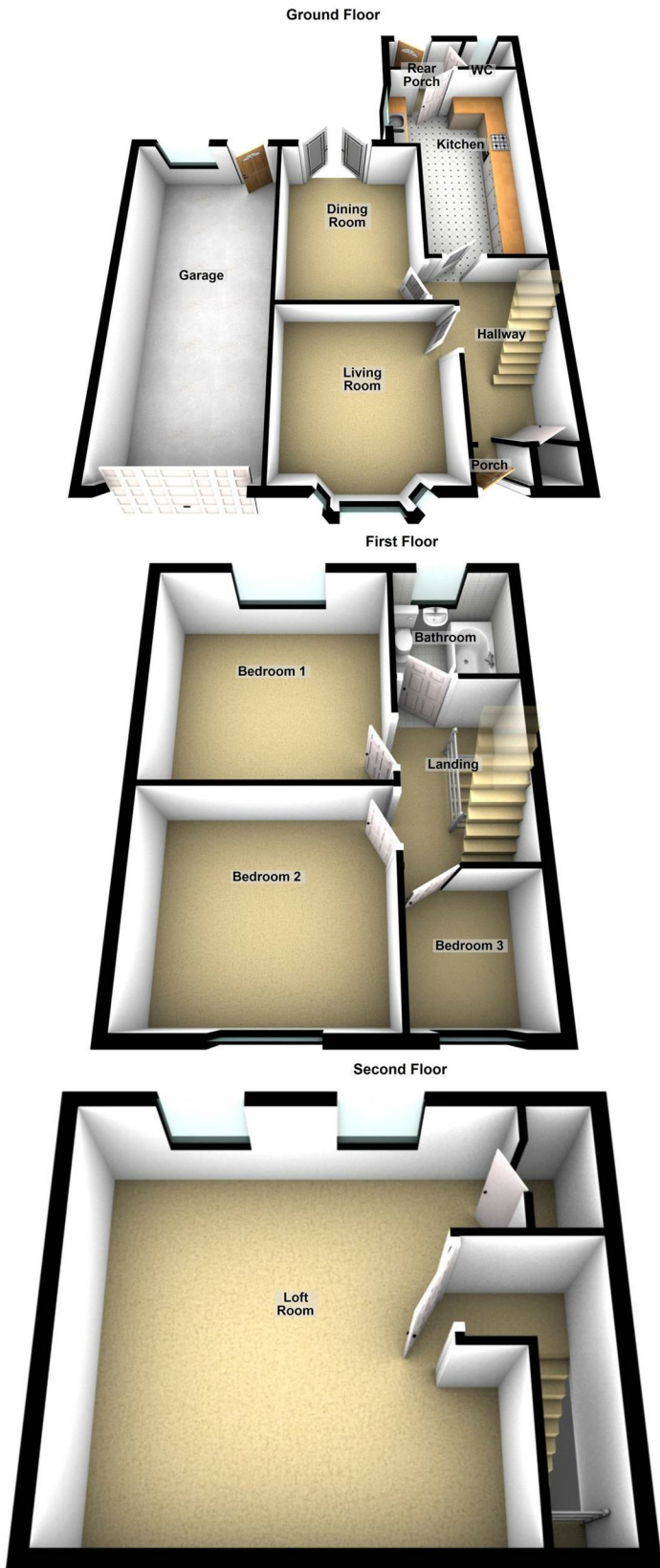




FRONT PORCH

HALLWAY

LIVING ROOM

DINING ROOM

KITCHEN

REAR PORCH

TWO-PIECE CLOAKROOM

FIRST FLOOR LANDING

BEDROOM 1

BEDROOM 2

BEDROOM 3

FAMILY BATHROOM

SECOND FLOOR LANDING

LOFT ROOM

GARAGE



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THE 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.

Oxford Road
Peterborough, PE1 3BL
£295,000



Oxford Road

Peterborough

PE1 3BL

Spacious detached family home ideally located close to Peterborough City Centre and just two miles from the train station, offering generous living accommodation throughout. Benefits include off-road parking, an extended kitchen, versatile loft room, enclosed garden and solar panels, making it ideal for long-term family living.

• EXTENDED DETACHED PROPERTY

• CLOSE TO PETERBOROUGH CENTRE AND STATION

• IDEAL FAMILY HOME

• TWO RECEPTION ROOMS

• DOWNSTAIRS CLOAKROOM

• OFF ROAD PARKING AND GARAGE

• GOOD SIZED PRIVATE REAR GARDEN

• UPVC DOUBLE GLAZED AND GAS CENTRAL HEATING

Viewings: By appointment

£295,000

FRONT PORCH

Door to front, access to hallway.

HALLWAY

12'5" x 5'9"

Tiled flooring, stairs to first floor, radiator, storage cupboard.

LIVING ROOM

11'3" x 12'4"

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

DINING ROOM

UPVC double glazed French doors to rear, fitted laminate flooring, radiator.

KITCHEN

16'4" x 8"

UPVC double glazed window to side, door to rear leading to the rear porch. Fitted kitchen with a matching range of base and eye level units, fitted worktops, splashback tiles behind, fitted oven and grill, fitted hob with extractor fan over, fitted 1 1/2 bowl sink drainer.

REAR LOBBY

Door to rear, window to rear, access to garden and:

TWO-PIECE CLOAKROOM

Window to rear, two piece suite with WC and wash hand basin.

FIRST FLOOR LANDING

Fitted carpet, stairs to second floor, access to:

BEDROOM 1

12'4" x 12'4"

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

BEDROOM 2

11'2" x 10'10"

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

BEDROOM 3

7'2" x 6'6"

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

FAMILY BATHROOM

6'2" x 5'8"

Obscure uPVC double glazed window to rear, fitted three piece with WC, wash hand basin, WC, tiled surround, radiator.

SECOND FLOOR LANDING

Carpeted, door to:

LOFT ROOM

16'1" x 13'8" max

x2 Velux windows to rear, fitted carpet, store space into eaves,

OUTSIDE

Off road parking for one vehicle to the front of the property in front of the garage. The garage has an up and over door to front, with single door and window to rear leading to the garden. The garden offers a paved patio area suitable for garden furniture and barbecues. There is single-door access into the garage from the garden. The remainder of the garden is mainly laid to lawn with a variety of shrubs, trees and a shed positioned to the rear, all enclosed by timber fencing.

COUNCIL TAX/TENURE/EPC

Tenure (FREEHOLD), council tax band (C), and EPC (D) 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.

INVESTMENT INFORMATION

If you are considering this property for 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) A		86	
(81-91) B			
(69-80) C			
(55-68) D	67		
(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	