



ENTRANCE HALL

KITCHEN

LIVING ROOM

LANDING

BEDROOM 1

BATHROOM

BEDROOM 2



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.

86 Meadenvale
Parnwell, Peterborough, PE1 5PY
£950 Per Month



86 Meadenvale Parnwell, Peterborough PE1 5PY

AVAILABLE WITH NO FORWARD CHAIN!
Looking for a detached home? Situated down a cul-de-sac location, this detached house offers space and privacy. Call 01733 303111 for more information or to arrange a viewing.

- DETACHED HOUSE
- TWO BEDROOMS
- LIVING ROOM
- KITCHEN
- THREE-PIECE BATHROOM
- GARAGE
- GARDEN
- UPVC DOUBLE GLAZED
- GAS CENTRAL HEATING

Viewings: By appointment
£950 Per Month

ENTRANCE HALL

5'7" x 9"
Door to front, vinyl flooring, stairs to the first floor with storage cupboard under.

KITCHEN

9" x 6'4"
Double glazed window to front. Fitted with a matching range of base and eye level units with fitted worktops and splashback tiles behind. Fitted stainless steel sink drainer, space for washing machine and space for fridge freezer, fitted electric oven with four ring gas hob over, wall mounted gas central heating boiler, vinyl flooring.

LIVING ROOM

13'9" x 12'5"
UPVC double glazed window to side and patio doors to rear. Radiator, vinyl flooring, TV point.

LANDING

Fitted carpet, access to:

BEDROOM 1

8'1" x 12'5"
Double glazed window to rear, fitted carpet, radiator.

BEDROOM 2

8'7" x 9'4"
Double glazed window to front, fitted carpet, built in wardrobe.

BATHROOM

6'1" x 6'1"
Obscure uPVC double glazed window to side, three-piece suite with bath, low-level WC and pedestal wash hand basin. Splashback tiles, vinyl flooring, extractor fan.

OUTSIDE

Gravelled front with path to the front door and two shrubs. Tarmac drive leading to a gravelled area and access to the garage through double wooden doors. The garage space has a single door to the rear leading to the rear garden. The rear garden is enclosed by timber fencing with a gravel area and patio space.

SURROUNDING AREA

TENURE

Freehold.

SERVICES

Mains water, gas, electricity and drainage are all connected. None of these services or appliances have been tested by the agents.

FIXTURES & FITTINGS

Every effort has been made to omit any fixtures belonging to the Vendor in the description of the property and the property is sold subject to the Vendor's right to the removal of, or payment for, as the case may be, any such fittings etc whether mentioned in these particulars or not.

INVESTMENT INFORMATION

If you are considering this property 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 | | |
| (81-91) B | | 88 |
| (69-80) C | | |
| (55-68) D | 58 | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |

England & Wales EU Directive 2002/91/EC

Environmental Impact (CO₂) Rating

| | Current | Potential |
|---|-----------|-----------|
| Very environmentally friendly - lower CO ₂ emissions | | |
| (92 plus) A | | |
| (81-91) B | | 90 |
| (69-80) C | | |
| (55-68) D | 56 | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not environmentally friendly - higher CO ₂ emissions | | |

England & Wales EU Directive 2002/91/EC