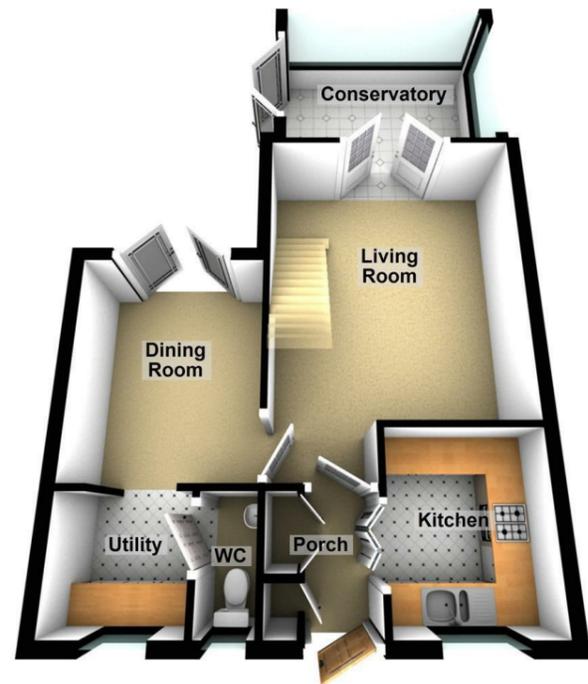


Ground Floor



ENTRANCE HALL

KITCHEN

LIVING ROOM

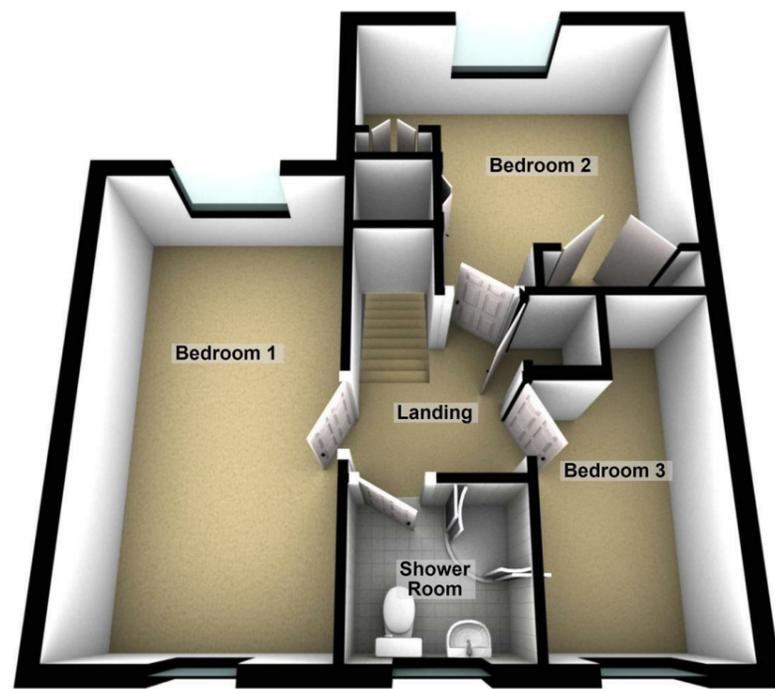
CONSERVATORY

DINING ROOM

UTILITY ROOM

CLOAKROOM

First Floor



FIRST FLOOR LANDING

BEDROOM 1

BEDROOM 2

BEDROOM 3

SHOWER ROOM

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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.

**Osprey**  
Peterborough, PE2 5FW  
Offers In Excess Of £210,000



**Osprey  
Peterborough  
PE2 5FW**

An ideal family home tucked away in a quiet cul-de-sac, offering spacious and versatile accommodation including a garage conversion, conservatory, utility room and downstairs cloakroom. With off-road parking, an enclosed low-maintenance garden, and excellent access to transport links, shopping amenities and schools.

- IDEAL LONG TERM FAMILY HOME
- CUL-DE-SAC LOCATION
- OFF ROAD PARKING TO THE FRONT
- GARAGE CONVERSION PROVIDING DINING ROOM/WC AND UTILITY ROOM
- MODERN FITTED KITCHEN SPACE
- CONSERVATORY OVERLOOKING THE GARDEN
- GOOD SIZED BEDROOM SPACE
- UPVC DOUBLE GLAZED AND GAS CENTRAL HEATING

Viewings: By appointment  
Offers In Excess Of £210,000

**HALL**

Composite door to front, fitted storage cupboard space x2, access to:

**KITCHEN**

8'3" x 6'9"  
UPVC double glazed window to front, fitted kitchen with a matching range of base and eye level units, fitted worktops, splashback tiles, fitted appliances.

**LIVING ROOM**

14'2" x 12"  
UPVC double glazed French doors to rear, laminate flooring, radiator, stairs to first floor.

**CONSERVATORY**

8" x 10'8"  
Brick base built, uPVC construction, polycarbonate roof, French doors to side leading to the garden, radiator.

**DINING ROOM**

10'4" x 8'6"  
UPVC double glazed French doors to rear, laminate flooring, radiator, open to:

**UTILITY**

4'2" x 5'5"  
UPVC double glazed window to front, fitted worktop with space for appliances.

**CLOAKROOM**

Obscure uPVC double glazed window to front, two piece suite with WC and wash hand basin.

**FIRST FLOOR LANDING**

Fitted carpet, airing cupboard, access to;

**BEDROOM 1**

15'4" x 8'6"  
Circle window to front, uPVC double glazed window to rear, fitted carpet, radiator.

**BEDROOM 2**

10'9" x 12"  
UPVC double glazed window to rear, fitted carpet, radiator, fitted wardrobe space x2.

**BEDROOM 3**

11'11" x 5'9"  
UPVC double glazed window to front, fitted carpet, radiator.

**SHOWER ROOM**

5'5" x 5'8"  
Obscure uPVC double glazed window to front, fitted three piece suite with WC and wash hand basin in vanity units, shower cubicle with tiled splashback surround, radiator.

**OUTSIDE**

Gravelled off road parking to the front. The rear garden is enclosed by timber fencing, fitted patio, rockery borders, composite shed, outside electric sockets, water tap, gated rear access.

**COUNCIL TAX/TENURE/EPC**

Tenure (FREEHOLD), council tax band (B), and EPC rating (C) details are provided by the vendor or relevant authority and should be verified by prospective buyers.

**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.

**SERVICES**

Services, systems, and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

**Energy Efficiency Rating**

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>88</b>
(69-80) <b>C</b>	<b>76</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		

**England & Wales** EU Directive 2002/91/EC

	Current	Potential
Very environmentally friendly - lower CO2 emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO2 emissions		

**England & Wales** EU Directive 2002/91/EC