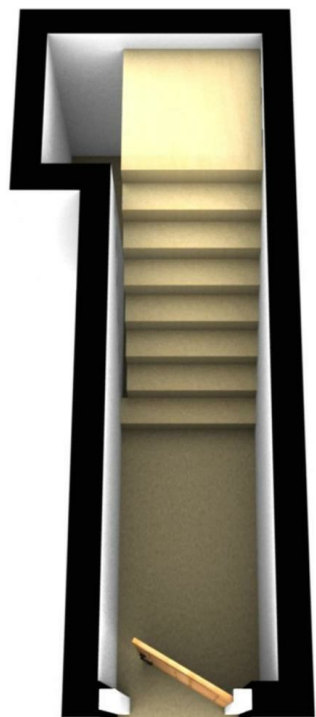


Ground Floor

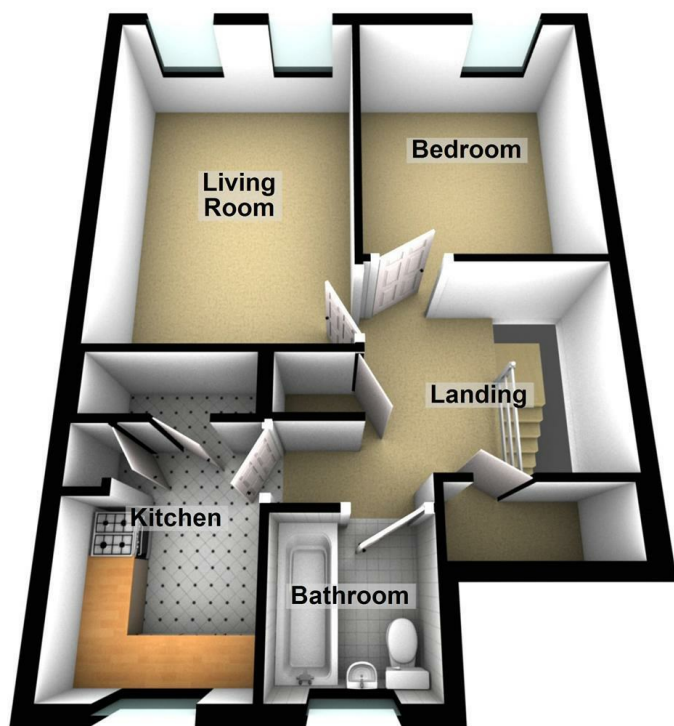


ENTRANCE LOBBY

LANDING

LIVING ROOM

First Floor



Living Room

Bedroom

Landing

Kitchen

Bathroom

KITCHEN

BEDROOM

BATHROOM



woodcockholmes.co.uk



Woodcock Holmes

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

01733 303111

info@woodcockholmes.co.uk



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.

39 Lessingham  
Peterborough, PE2 5TP  
£100,000



**39 Lessingham  
Peterborough  
PE2 5TP**

Ideal for First Time Buyers or Investment Buyers - available with No Forward Chain!

- IDEAL FOR FIRST TIME BUYERS OR INVESTMENT BUYERS
- NO FORWARD CHAIN
- DOUBLE BEDROOMS
- LIVING/DINING ROOM
- MAISONETTE
- EASY ACCESS TO AMENITIES AND BUS ROUTES
- UPVC DOUBLE GLAZED WINDOWS
- CALL OUR OFFICE TO VIEW

Viewings: By appointment  
£100,000

**ENTRANCE LOBBY**

Door to front, stairs leading up to the first floor.

**LANDING**

7'10" x 9'4"

Fitted carpet, access to all rooms, airing cupboard, store cupboard.

**LIVING ROOM**

14'6" x 10'3"

x2 uPVC double glazed windows to rear, fitted carpet, radiator.

**KITCHEN**

8'6" x 6'7"

UPVC double glazed window to front, fitted kitchen with a matching range of base and eye level units, fitted sink drainer, space for appliances, storage cupboard.

**BEDROOM**

11'3" x 9'5"

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

**BATHROOM**

5'1" x 5'3"

Obscure uPVC double glazed window to rear, fitted three piece suite with bath, fitted WC and wash hand basin, splashback tiles.



**TENURE**

Leasehold. 88 years.

**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.

All descriptions, dimensions, warranties, reference to condition or presentation or indeed permissions for usage and occupation should be checked and verified by yourself or any appointed third party, advisor or conveyancer.

None of the appliances, services or equipment described or shown have been tested.

**SERVICES**

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

**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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	66	74
(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

**Environmental Impact (CO<sub>2</sub>) Rating**

	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 CO <sub>2</sub> emissions		

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