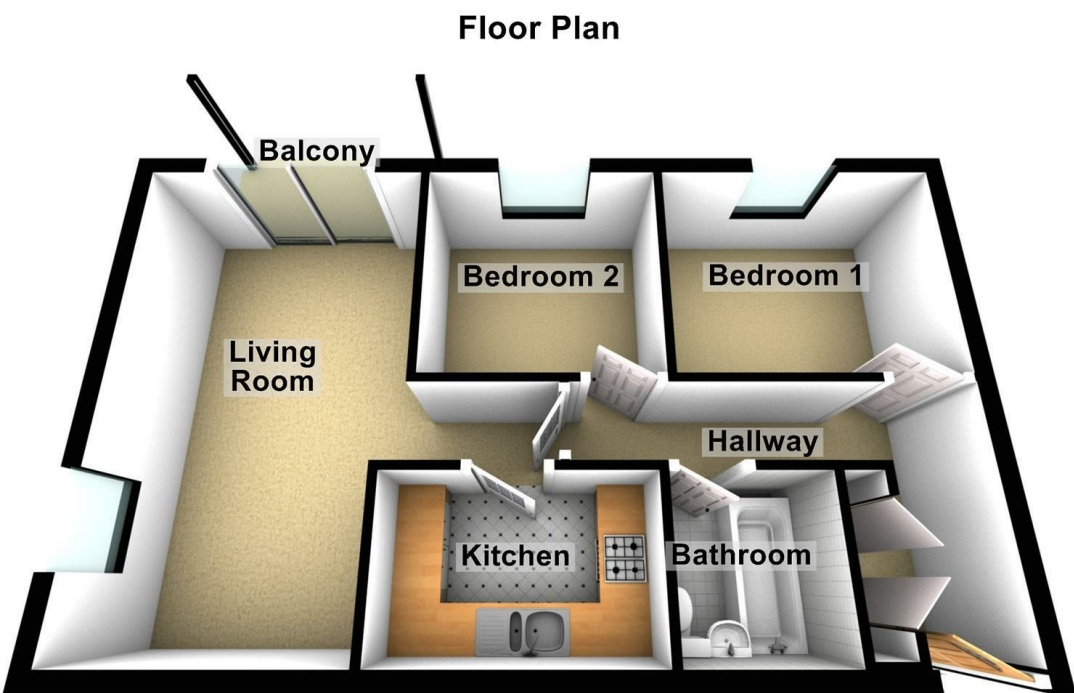




HALLWAY

LIVING ROOM

KITCHEN

BEDROOM 1

BEDROOM 2

BATHROOM

woodcockholmes.co.uk

WH
WOODCOCK HOLMES



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.

Burlington House Viersen Platz

Peterborough, PE1 1ER

£115,000



Viewings: By appointment
£115,000

Door to front, laminate flooring, storage/airing cupboard, double glazed window to side, access to:

17'5" x 10'5"

Double glazed window to side, double glazed patio doors leading to the rear balcony area overlooking the garden, laminate flooring, electric heating.

5'4" x 9'2"

Fitted with a matching range of base and eye level units with fitted worktops, splash back tiles, space for appliances, fitted 1 1/2 bowl sink drainer, fitted oven, fitted four ring hob.

10'2" x 8'3"

Double glazed window to rear, fitted carpet, electric heating.

8'6" x 8'3"

Double glazed window to rear, fitted carpet, electric heating.

6'3" x 5'4"

Three piece suite with WC, wash hand basin, bath with shower fitted over, splashback tile surround.

Allocated parking to the front of the block.

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

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

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.

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i> (92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G <i>Not energy efficient - higher running costs</i>	64	64
England & Wales EU Directive 2002/91/EC		
Environmental Impact (CO ₂) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i> (92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G <i>Not environmentally friendly - higher CO₂ emissions</i>		
England & Wales EU Directive 2002/91/EC		