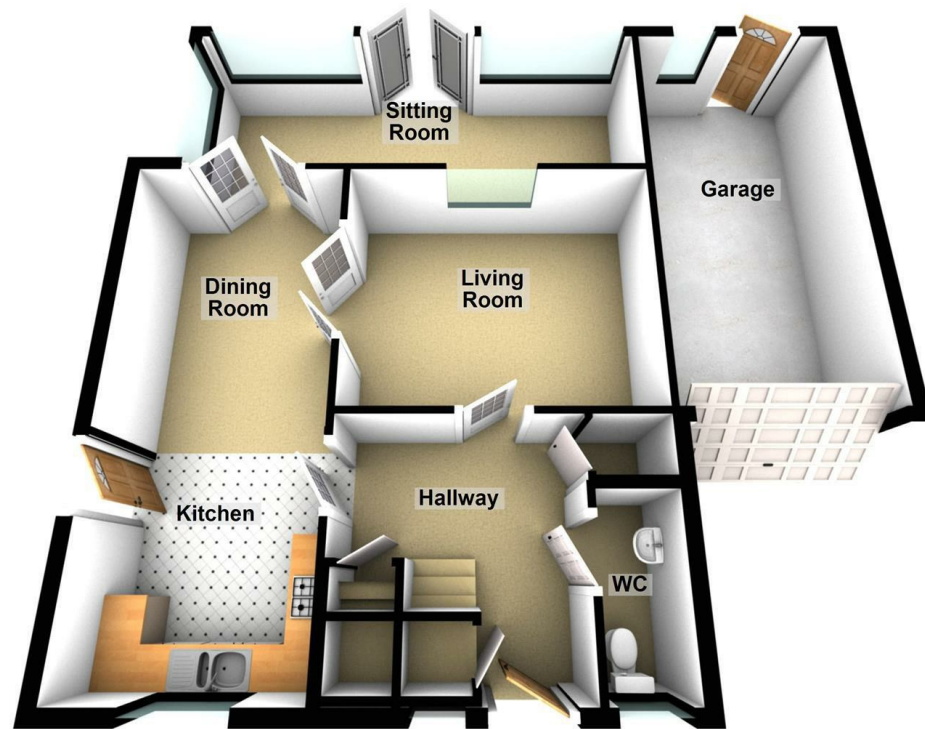
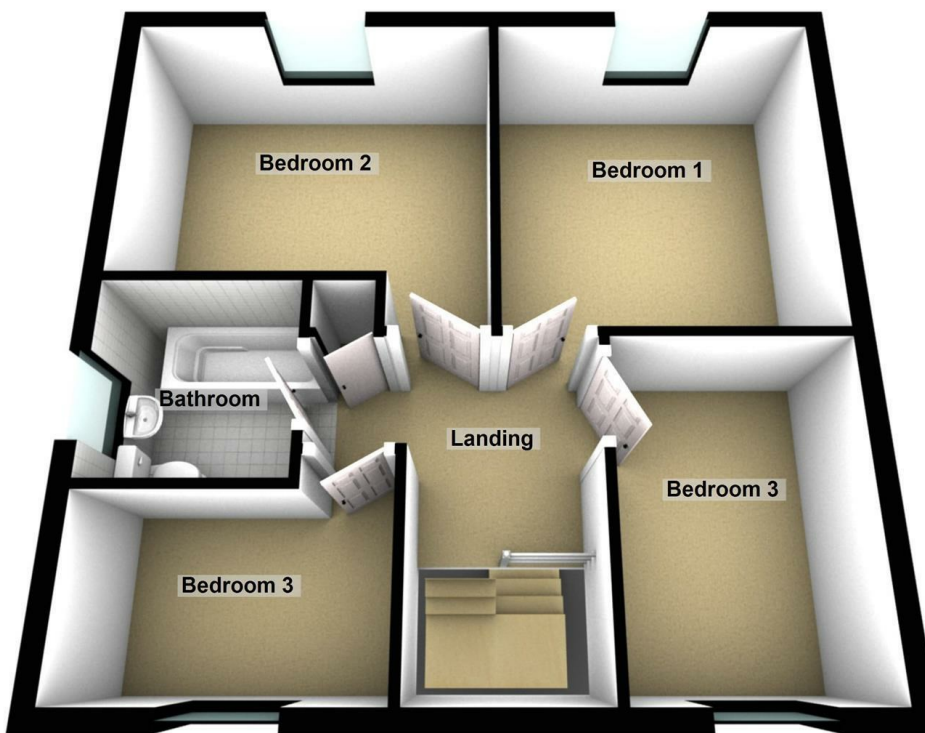


Ground Floor



- ENTRANCE HALL
- CLOKAROOM
- LIVING ROOM
- KITCHEN
- DINING ROOM
- SITTING ROOM

First Floor



- FIRST FLOOR LANDING
- BEDROOM 1
- BEDROOM 2
- BEDROOM 3
- BEDROOM 4
- BATHROOM
- GARAGE



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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.

64 Uplands
 Peterborough, PE4 5AF
 £325,000



64 Uplands Peterborough PE4 5AF

Spacious, versatile and tucked away in a sought-after Werrington cul-de-sac, this four-bedroom family home offers generous living space, a private rear garden, garage and off-road parking, all available with no forward chain.

- IDEAL FAMILY HOME
- FOUR BEDROOMS
- PARKING AND SINGLE GARAGE
- GENEROUS REAR GARDEN
- AVAILABLE WITH NO FORWARD CHAIN
- EXTENDED SITTING ROOM TO THE REAR
- UPVC DOUBLE GLAZED AND GAS CENTRAL HEATING
- CUL-DE-SAC LOCATION
- SITUATED IN THE POPULAR WERRINGTON AREA
- OPEN KITCHEN DINER

Viewings: By appointment
£325,000

ENTRANCE HALL

UPVC door to front, laminate flooring, storage cupboard space, stairs to first floor, access to:

CLOAKROOM

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

LIVING ROOM

13'5" x 11'1"
Window to rear, double doors to dining room, laminate flooring, radiator.

KITCHEN

9'8" x 9'1"
UPVC double glazed window to front, tiled flooring, fitted kitchen with a matching range of base and eye level units, fitted worktops, fitted sink drainer, oven, four ring hob, space for appliances.

DINING ROOM

12'0" x 9'2"
Double doors to rear, tiled flooring, radiator.

SITTING ROOM

7'3" x 22'0"
Brick base built, uPVC double glazed windows to rear and side, French doors to rear.

FIRST FLOOR LANDING

Fitted carpet, airing cupboard, access to:

BEDROOM 1

11'1" x 10'7"
UPVC double glazed window to rear, fitted carpet, radiator.

BEDROOM 2

12'3" x 8'5"
UPVC double glazed window to rear, fitted carpet, radiator.

BEDROOM 3

10'2" x 6'11"
UPVC double glazed window to front, fitted carpet, radiator.

BEDROOM 4

9'5" x 5'7"
UPVC double glazed window to front, fitted carpet, radiator.

BATHROOM

7'0" x 5'9"
Obscure uPVC double glazed window to side, three piece suite with wash hand basin, WC, bath, tiled surround, radiator.

OUTSIDE

Off road parking on drive in front of the garage. The rear garden has garage access, enclosed by timber fencing, mainly laid to lawn.

COUNCIL TAX/TENURE/EPC

Tenure, council tax band, and EPC 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.

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		82
(69-80) C	72	
(55-68) D		
(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		
(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