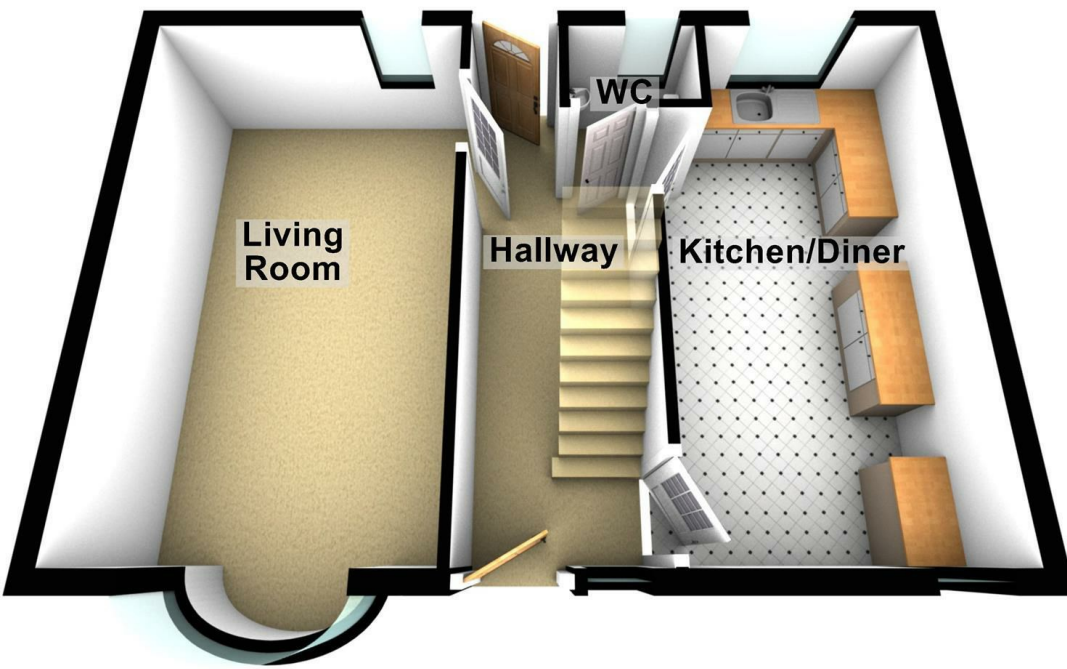


Ground Floor



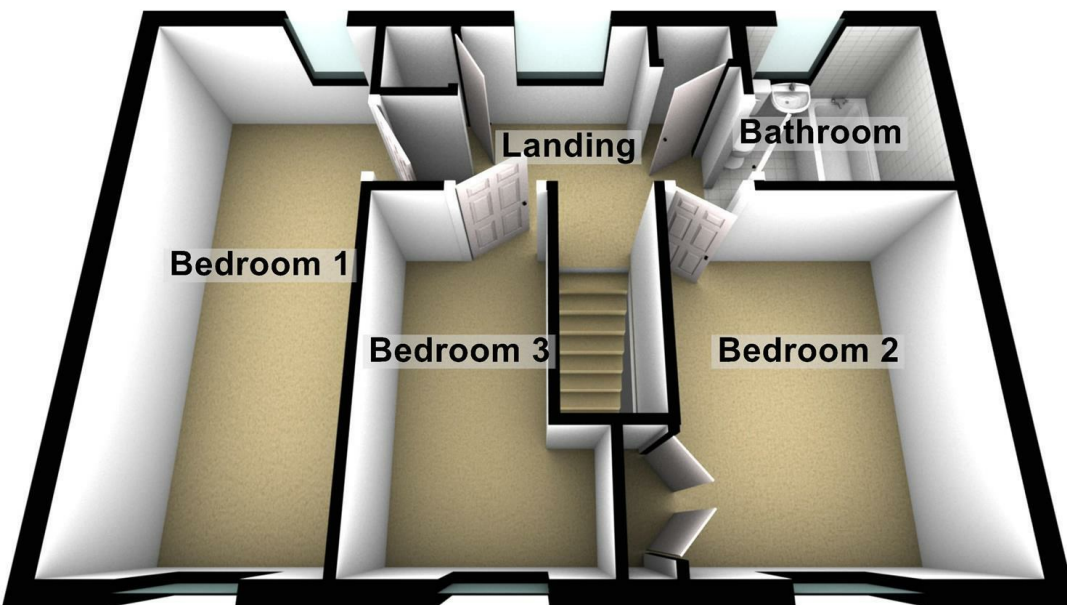
ENTRANCE HALL

KITCHEN DINER

CLOAKROOM

LIVING ROOM

First Floor



FIRST FLOOR LANDING

BEDROOM 1

BEDROOM 2

BEDROOM 3

BATHROOM

Woodcock Holmes

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

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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.

win
WOODCOCK HOLMES

woodcockholmes.co.uk



44 Kirkmeadow
Peterborough, PE3 8JH
£179,995



44 Kirkmeadow Peterborough PE3 8JH

Offering spacious rooms throughout, excellent presentation and a location that provides easy access to a wide range of amenities, this fantastic home is perfectly suited to modern family living and first-time buyers alike.

- AVAILABLE WITH NO FORWARD CHAIN
- RE-DECORATED THROUGHOUT
- NEWLY LAID FLOORING THROUGHOUT THE PROPERTY
- THREE GOOD SIZED BEDROOMS
- FRONT AND REAR PRIVATE GARDEN SPACE
- DOWNSTAIRS CLOAKROOM
- UPVC DOUBLE GLAZED AND GAS CENTRAL HEATING
- SPACIOUS KITCHEN DINER
- IDEAL FOR FIRST TIME BUYERS OR FAMILIES
- CONVENIENT LOCATION CLOSE TO LOCAL AMENITIES AND PETERBOROUGH HOSPITAL

Viewings: By appointment
£179,995

HALLWAY

17'3" x 5'5"

UPVC door to front, laminate flooring, radiator, stairs to first floor, uPVC double glazed door to rear garden, access to:

KITCHEN DINER

17'3" x 9'4"

UPVC double glazed window to front and rear, kitchen fitted with a matching range of base and eye level units, fitted worktops, splashback tiled surround, space for appliances, room for dining furniture, radiator.

CLOAKROOM

Obscure uPVC double glazed window to rear, fitted two piece suite with WC, corner wash hand basin, radiator.

LIVING ROOM

17'3" x 10'1"

UPVC double glazed bay window style to front, uPVC double glazed window to rear, fitted carpet, radiator.

FIRST FLOOR LANDING

UPVC double glazed window to rear, fitted carpet, airing cupboard, storage cupboard, access to:

BEDROOM 1

17'3" x 7'3"

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

BEDROOM 2

11'1" x 8'10"

UPVC double glazed window to front, fitted carpet, radiator, fitted double wardrobe.

BEDROOM 3

11'1" x 5'5"

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

BATHROOM

5'5" x 5'10"

Obscure uPVC double glazed window to rear, fitted three piece suite with WC, wash hand basin, bath, splashback tiling behind units, radiator.

OUTSIDE

Enclosed front garden space, bordered by timber fencing with concrete posts, easy maintenance front garden access via secure iron gate, leading to the front door.

The rear garden is access via the hallway, enclosed by timber fencing, private and not overlooked, 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		
(69-80) C	79	84
(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