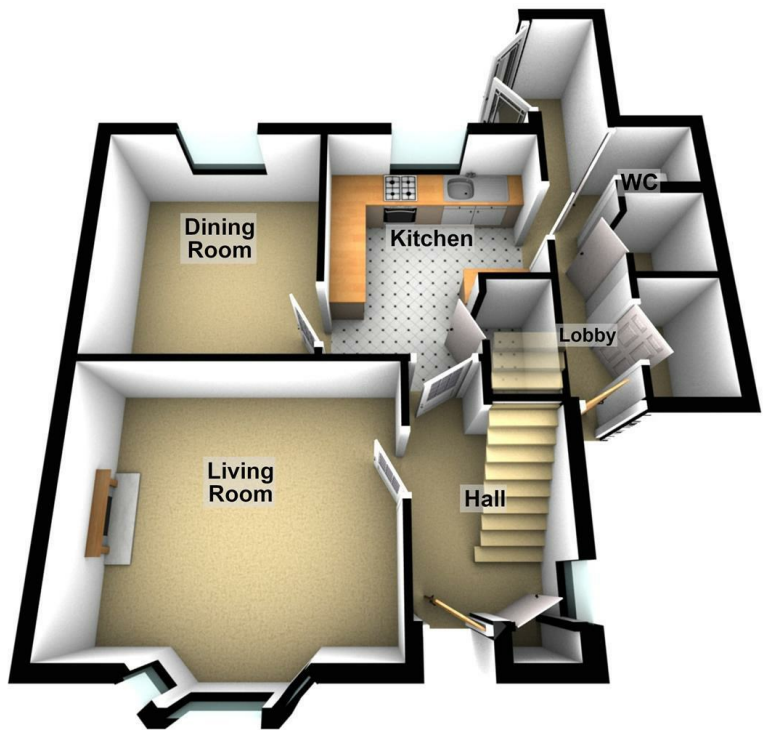


Ground Floor



ENTRANCE HALL

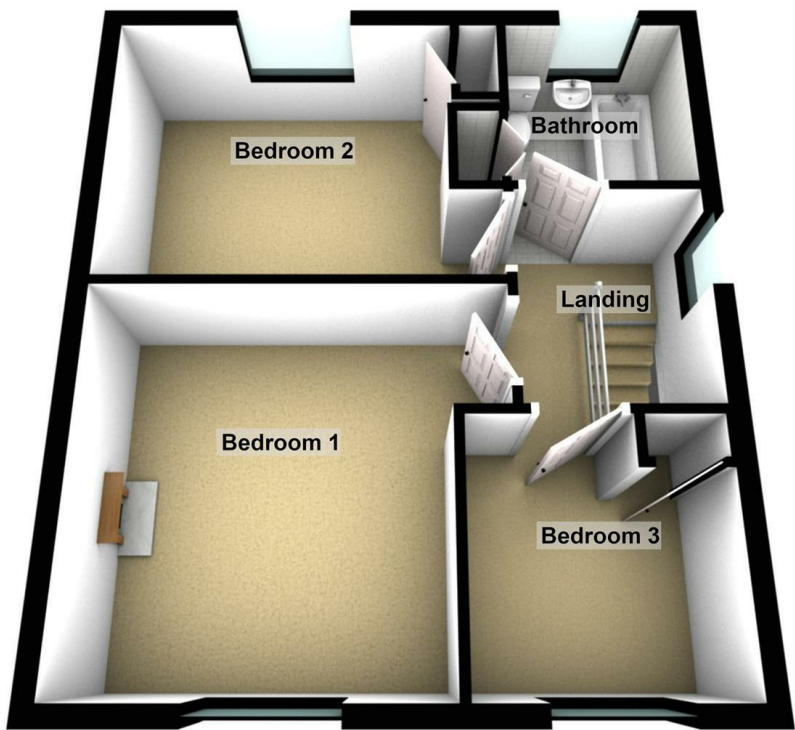
LIVING ROOM

KITCHEN

DINING ROOM

LOBBY & STORE SPACE

First Floor



FIRST FLOOR LANDING

BEDROOM 1

BEDROOM 2

BEDROOM 3

BATHROOM

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

01733 303111
info@woodcockholmes.co.uk

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THE GUILD
PROPERTY
PROFESSIONALS

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.

woodcockholmes.co.uk

WCH
WOODCOCK HOLMES



Eastern Avenue
Peterborough, PE1 4PW
£250,000



Eastern Avenue

Peterborough

PE1 4PW

With its generous living accommodation, two reception rooms, three bedrooms, private garden and convenient location, this property offers everything needed for a comfortable long-term family home.

• AVAILABLE WITH NO FORWARD CHAIN

• THREE BEDROOM FAMILY HOME

• TWO RECEPTION ROOMS

• RECENTLY REFURBISHED THROUGHOUT

• NEW FLOORING & REDECORATED THROUGHOUT

• PRIVATE REAR GARDEN NOT OVERLOOKED

• OFF-ROAD PARKING

• GAS CENTRAL HEATING & UPVC DOUBLE GLAZING

Viewings: By appointment

£250,000

ENTRANCE HALL

10'3" x 5'10"

UPVC double glazed door to front, uPVC double glazed window to side, laminate flooring, stairs to first floor, access to:

LIVING ROOM

11'4" x 13'3"

UPVC double glazed bay window to front, fitted carpet, radiator, feature fireplace.

KITCHEN

10'8" x 9'7"

UPVC double glazed window to rear, fitted kitchen with a matching range of base and eye level units, fitted worktops, splashback tile surround, fitted sink drainer, fitted oven and four ring hob, space for appliances, understairs storage/pantyr space, access to dining room and lobby area.

DINING ROOM

10'8" x 9'8"

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

LOBBY & STORE SPACE

UPVC door to front, double uPVC double glazed doors to rear, x2 store cupboards, WC.

FIRST FLOOR LANDING

7'2" x 6'1"

UPVC double glazed window to side, laminte flooring, access to:

BEDROOM 1

12'3" x 11'4"

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

BEDROOM 2

9'8" x 10'10"

UPVC double glazed window to rear, laminate flooring, radiator, fitted wardrobe.

BEDROOM 3

8'7" x 7'8"

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

BATHROOM

5'4" x 5'11"

Obscure uPVC double glazed window to rear, three piece suite with bath, WC, wash hand basin, radiator, airing cupboard.

OUTSIDE

Off road parking to the front of the home, alongside a garden space laid with lawn. There is additional parking in communal off street parking to the front of the home. The rear garden is a particularly appealing feature, offering a private and enclosed outdoor space which is not overlooked. The garden is mainly laid to lawn with established hedging, trees and a timber shed, providing a pleasant setting for families and outdoor entertaining.

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.

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) A		
(81-91) B		80
(69-80) C		
(55-68) D	66	
(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 CO2 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 CO2 emissions		

England & Wales

EU Directive 2002/91/EC