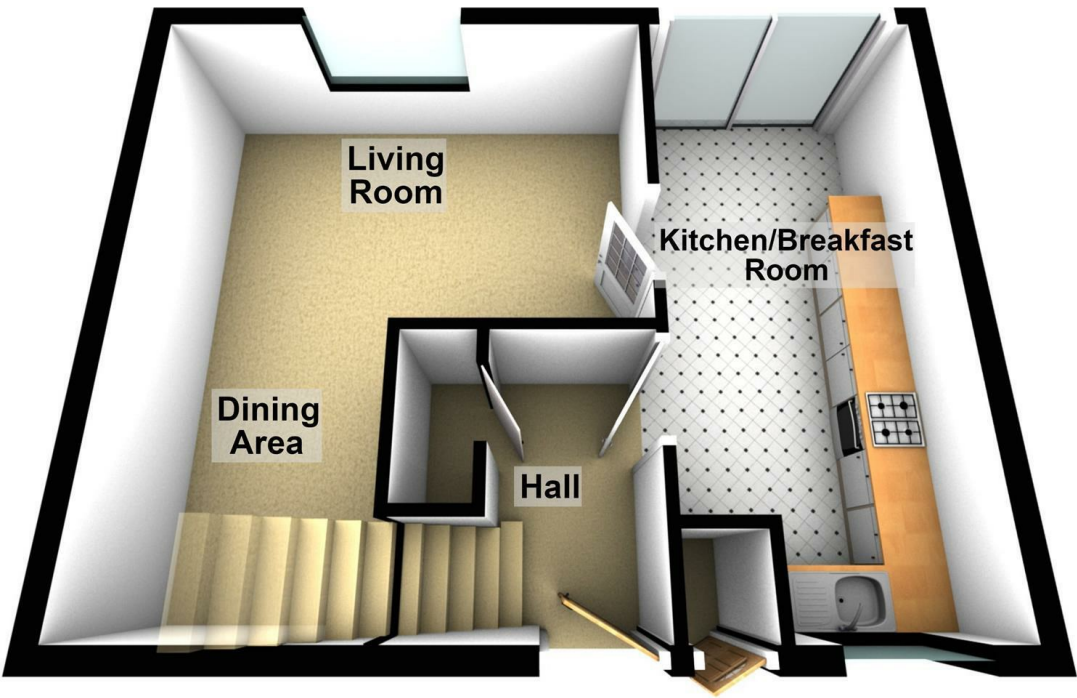


Ground Floor



ENTRANCE HALL

KITCHEN/BREAKFAST ROOM

LIVING/DINING ROOM

FIRST FLOOR LANDING

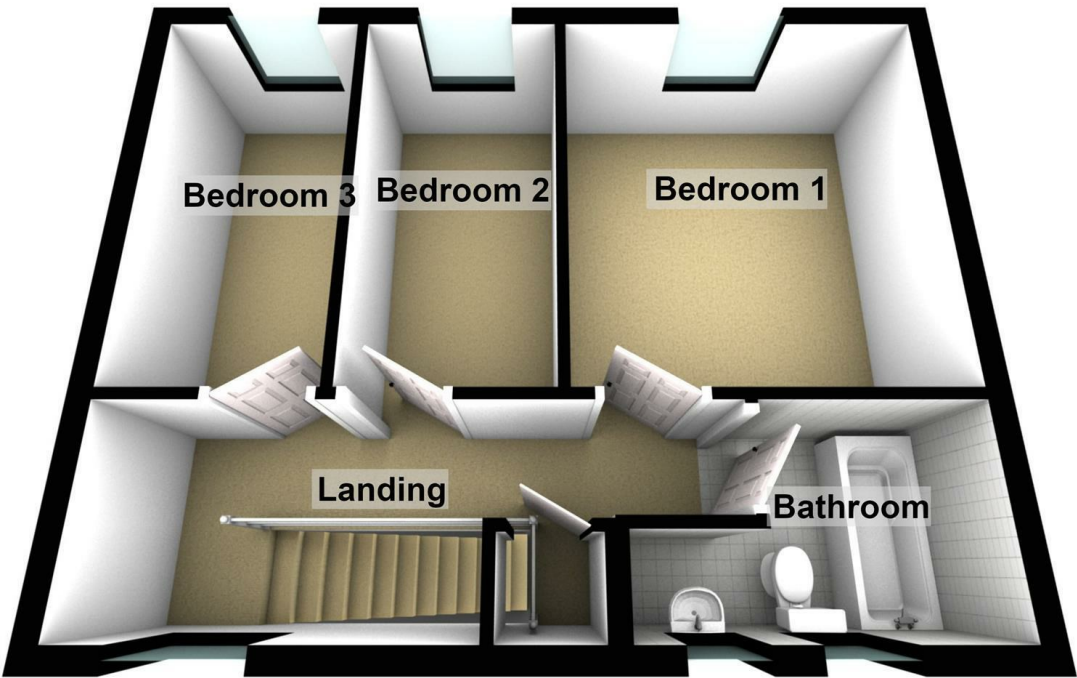
BEDROOM 1

BEDROOM 2

BEDROOM 3

BATHROOM

First Floor



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

01733 303111
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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.

Wh
WOODCOCK HOLMES

woodcockholmes.co.uk



31 Sandford
Peterborough, PE3 7LH
£175,000



31 Sandford Peterborough PE3 7LH

Spacious three-bedroom end-terrace home offered with no forward chain, featuring a generous kitchen/breakfast room, private enclosed garden, gas central heating and a convenient location close to Peterborough City Hospital, schools, shops and transport links.

- NO FORWARD CHAIN
- THREE-BEDROOM END TERRACE HOME
- SPACIOUS KITCHEN/BREAKFAST ROOM
- L-SHAPE LIVING/DINING ROOM
- ENCLOSED REAR GARDEN SPACE
- UPVC DOUBLE GLAZED AND GAS CENTRAL HEATING
- CLOSE TO PETERBOROUGH HOSPITAL
- EASY ACCESS TO BUS ROUTES AND TRAVEL LINKS

Viewings: By appointment
£175,000

ENTRANCE HALL

UPVC door to front, stairs to first floor, storage cupboard, access to kitchen:

KITCHEN BREAKFAST ROOM

17'8" x 7'10"

UPVC double glazed window to front, double glazed patio doors to rear, fitted kitchen with a matching range of base and eye level units, fitted worktops, splashback tiles behind, fitted sink drainer, space for appliances,

LIVING ROOM

9'8" x 14'6"

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

DINING ROOM

7'6" x 7'4"

Open to living room, laminate flooring.

FIRST FLOOR LANDING

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

BEDROOM 1

11'5" x 10'9"

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

BEDROOM 2

11'6" x 5'6"

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



BEDROOM 3

11'6" x 5'7"

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

BATHROOM

5'6" x 6'5" (9'6" max)

Obscure uPVC double glazed window to front x2, fitted three piece suite with WC, wash hand basin, bath and tiled surround, radiator.

OUTSIDE

Communal parking surrounding the property. Enclosed rear garden accessed via the kitchen, 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		87
(81-91) B		
(69-80) C		
(55-68) D	68	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		85
(81-91) B		
(69-80) C		
(55-68) D	65	
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		EU Directive 2002/91/EC