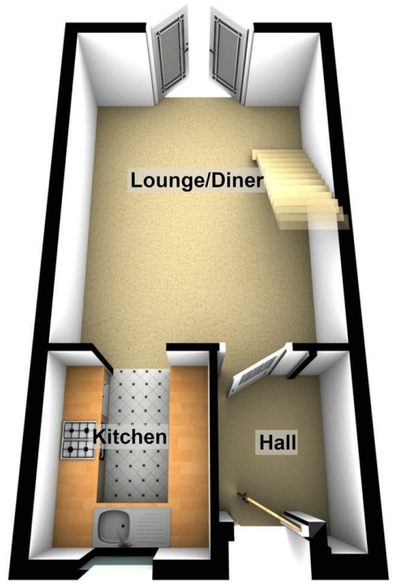
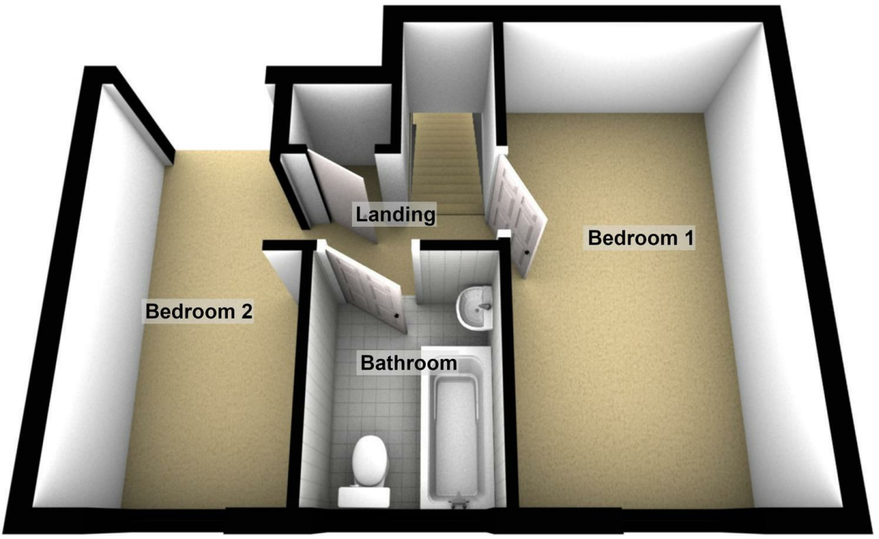
Ground Floor



First Floor



ENTRANCE HALL

LIVING ROOM

KITCHEN

LANDING

BEDROOM 1

BEDROOM 2

BATHROOM

GARAGE

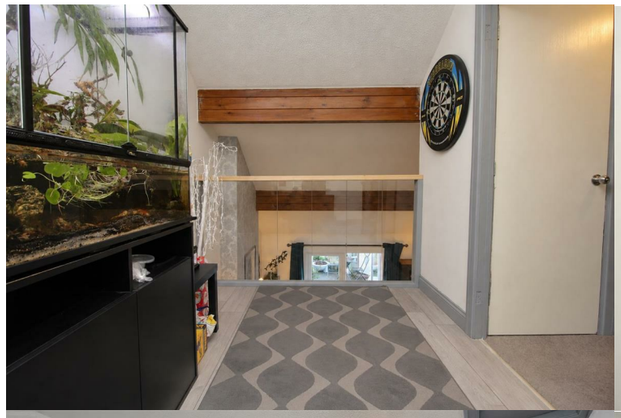
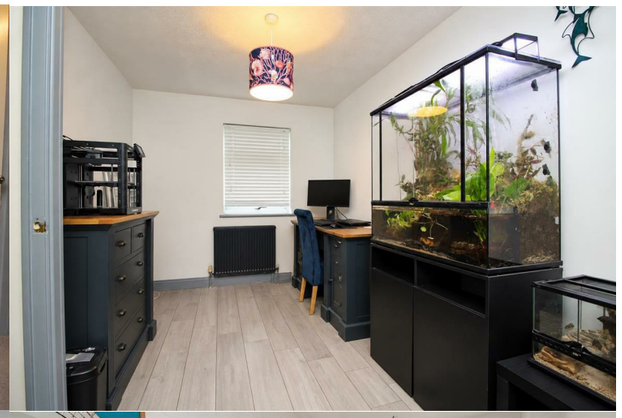
Woodcock Holmes
20a Tesla Court, Innovation Way, Peterborough PE2 6FL

01733 303111
info@woodcockholmes.co.uk

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 logal title of the property. Buyers not obtain such verification from their solicitors.

Linnet

Orton Wistow, Peterborough, PE2 6XZ
£210,000

Linnet
Orton Wistow, Peterborough
PE2 6XZ

This attractive two-bedroom home is tucked away in a popular Orton Wistow cul-de-sac and boasts an open-plan living area with vaulted ceiling, modern fitted kitchen, private enclosed rear garden, off-road parking and a garage, all within easy reach of Ferry Meadows, amenities and transport links.

- SITUATED IN THE HIGHLY POPULAR ORTON WISTOW AREA
- QUITE CUL-DE-SAC LOCATION
- PARKING AND SINGLE GARAGE
- CLOSE TO FERRY MEADOWS COUNTRY PARK
- TWO DOUBLE BEDROOMS
- MODERN FITTED KITCHEN
- ENCLOSED REAR GARDEN WITH SIDE ACCESS
- UPVC DOUBLE GLAZED AND GAS CENTRAL HEATING
- IDEAL FIRST TIME PURCHASE
- CALL OUR OFFICE TO VIEW

Viewings: By appointment
£210,000

ENTRANCE HALL
4'10" x 5'5"
UPVC door to front, storage, access to living room:

LIVING ROOM
16'3" x 12'5"
UPVC French doors to rear, laminate flooring, radiator, feature fireplace, stairs to first floor, open to kitchen:

KITCHEN
7'6" x 6'6"
UPVC double glazed window to front, fitted kichen with a matching range of base and eye level units, fitted worktops with splashback tiles behind, fitted oven and four ring hob, fitted sink drainer, space for appliances.

LANDING
Airing cupboard, access to:

BEDROOM 1
15" x 8'4"
UPVC double glazed window to front, laminate flooring, radiator.

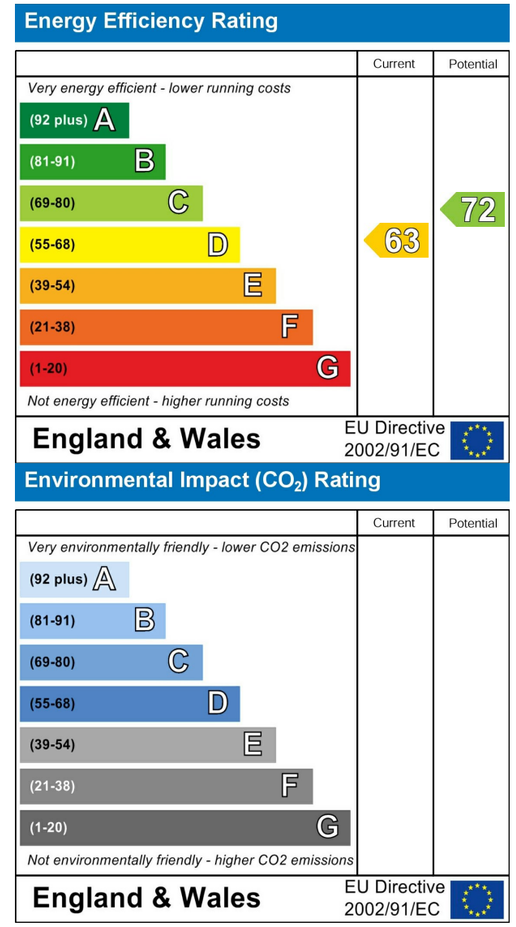
BEDROOM 2
12'8" x 6'7"
UPVC double glazed window to front, laminate flooring, radiator.

BATHROOM
7'3" x 4'8"
Obscure uPVC double glazed windown to front, fitted three piece suite with WC, wash hand basin, bath with shower fitted over, radiator, tiled surround.

OUTSIDE
Outside, the enclosed rear garden offers a private space to relax and entertain, featuring a combination of stone-laid areas, rockery, pond features, patio and decking. Gated side access provides additional convenience.

To the front, there is off-road parking on a gravelled area, with further parking space in front of the property's private garage.

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.