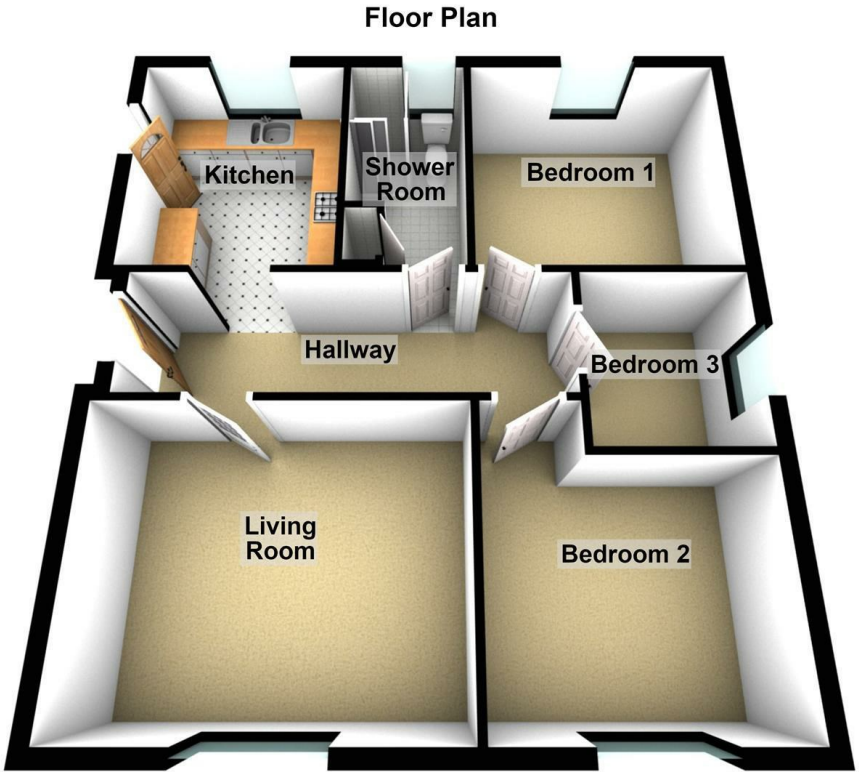




- HALLWAY
- LIVING ROOM
- KITCHEN
- BEDROOM 1
- BEDROOM 2
- BEDROOM 3
- SHOWER ROOM



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

1 Newborn Close
Stanground, Peterborough, PE2 8NA
£350,000



1 Newborn Close
Stanground, Peterborough
PE2 8NA

GUIDE PRICE £350,000 - £375,000. A beautifully refurbished three-bedroom detached bungalow, offering modern, move-in-ready accommodation, a generous corner plot, wraparound gardens and ample off-road parking.

• DETACHED BUNGALOW IN A POPULAR LOCATION

• GENEROUS CORNER PLOT

• MODERNISED AND REFURBISHED THROUGHOUT

• THREE BEDROOMS

• MODERN FITTED KITCHEN

• STYLISH SHOWER ROOM WITH DOUBLE WALK IN SHOWER

• UPVC DOUBLE GLAZED AND GAS CENTRAL HEATING

• FRONT, REAR & SIDE GARDEN SPACE WITH POTENTIAL FOR EXTENSION (STS)

• BLOCK PAVED DRIVEWAY

• IDEAL LONG TERM FAMILY HOME

Viewings: By appointment

£350,000

HALLWAY
UPVC door to side, radiator, access to:

LIVING ROOM
13'11" x 11'4"
UPVC double glazed window to front, fitted carpet, radiator, fireplace.

KITCHEN
10" x 8'7"
UPVC double glazed window to rear, uPVC double glazed door to side, fitted kitchen with a matching range of base and eye level units, fitted 1 1/2 bowl sink drainer, fitted oven, fitted four ring hob, extractor fan, space for appliances, splashback tiles.

BEDROOM 1
10" x 9'11"
UPVC double glazed window to rear, fitted carpet, radiator.

BEDROOM 2
10'6" x 9'4"
UPVC double glazed window to front, fitted carpet, radiator.

BEDROOM 3
6'10" x 6'10"
UPVC double glazed window to side, radiator.

SHOWER ROOM
Obscure uPVC double glazed window to rear, fitted three-piece suite with WC, wash hand basin, walk-in double shower, tiled surround, radiator.

OUTSIDE
Outside, the property benefits from wraparound gardens and a block-paved driveway extending across the front and side of the bungalow, providing ample off-road parking. The front garden is laid to lawn and enclosed by a brick wall, with attractive flowerbed borders and a paved pathway continuing around the property.

The enclosed side garden provides a private outdoor space, including a lawn and raised vegetable-growing bed, with a single gate leading through to the rear garden. The rear garden is a particularly appealing feature, offering a private, enclosed and unoverlooked setting, mainly laid to lawn with a concrete-paved seating area and a large shed with electric connected.

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		85	
(81-91) B			
(69-80) C			
(55-68) D	61		
(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			
(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 	