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England & Wales	
Energy Efficiency Rating	Current
A	92-100
B	81-91
C	69-80
D	55-68
E	39-54
F	21-38
G	1-20

Energy Efficiency Graph



Area Map

Viewing
 Please contact our City & County Estate Agents - Peterborough Office on 01733 563965 if you wish to arrange a viewing appointment for this property or require further information.



Floor Plan



39 Bozeat Way
 Peterborough, PE3 7JF

No Onward Chain £210,000



39 Bozeat Way

Peterborough, PE3 7JF

Offered with NO FORWARD CHAIN! City and County are pleased to present this TWO BEDROOM semi-detached family home with the footprint of a THREE BEDROOM! This ready to move in property offers easy access to amenities, schooling and local transport links. This semi-detached property provides accommodation comprising an entrance hall with carpet flooring, this then leads into a spacious lounge with a gas fire and views to the front garden, with uPVC double glazed windows. The kitchen dining room is fully fitted with a matching range of base and eye level units, with a sink, and space for a fridge/freezer, gas cooker and washing machine. There is also an under-stairs cupboard for storage, rear porch and a downstairs cloakroom consisting of a WC and wash hand basin. Upstairs there are two double bedrooms fitted with carpets, and the master bedroom has two built in wardrobes. The family bathroom is fitted with a three piece suit consisting of a shower over bath, wash basin and a WC. Outside to the front is a lawned area and a driveway to the side leading to a single garage, providing off road parking for several vehicles. To the rear the garden is fully enclosed with a wooden fence and a brick wall, this is mainly laid to lawn with a patio area and gated access to the front. The property is in need of some modernisation throughout. uPVC double glazed and carpet throughout. Please contact the office to enquire further.

Entrance Hall

12'0" x 2'11"

Lounge

14'6" x 11'6"



Kitchen/Dining Room

8'5" x 14'8"

Porch

2'8" x 2'10"

WC

Landing

Master Bedroom

10'7" x 14'8"

Bedroom Two

12'4" x 8'4"

Bathroom

5'4" x 6'0"

Garage

15'8" x 7'10"

Shed

5'7" x 7'10"

EPC: Awaiting

Tenure: Freehold

