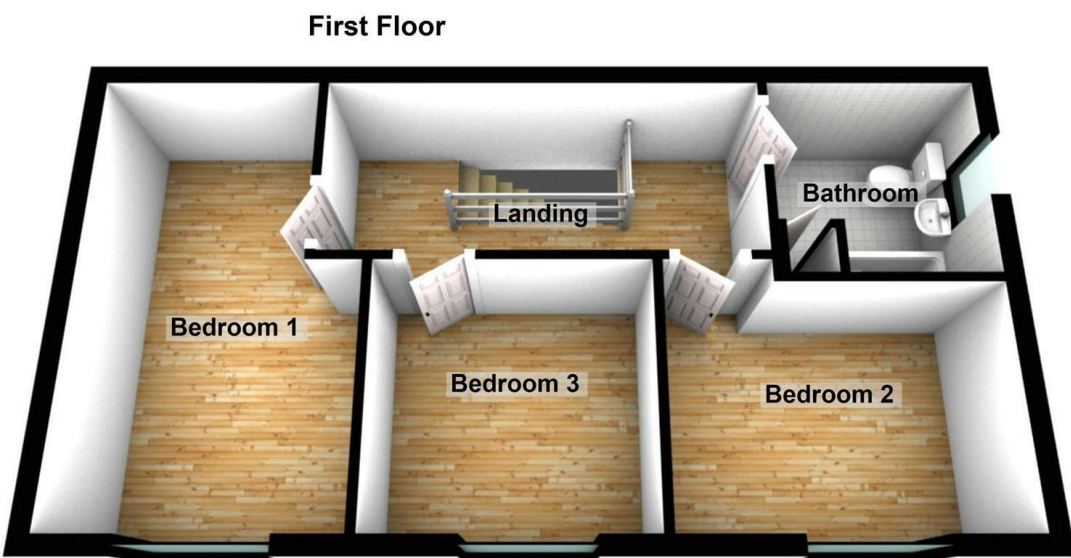


KITCHEN/BREAKFAST ROOM

LOUNGE/DINING ROOM

BEDROOM 4/STUDY



FIRST FLOOR LANDING

BEDROOM 1

BEDROOM 2

BEDROOM 3

BATHROOM



Woodcock Holmes
 First Floor Offices, 4 Office Village
 Hampton, Peterborough PE7 8GX
 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.

Lynton Road
 Peterborough, PE1 3DU
 £260,000



Lynton Road Peterborough PE1 3DU

A rare find, this detached house offers spacious living with the convenience of a fantastic location offering easy access to Peterborough city centre and train station. Available with No Forward Chain, viewings are highly recommended.

- NO FORWARD CHAIN
- DETACHED HOUSE
- THREE/FOUR BEDROOMS
- PRIVATE GARDEN
- OFF ROAD PARKING
- SPACIOUS ROOMS
- POPULAR LOCATION WITH EASY ACCESS TO PETERBOROUGH CITY CENTRE
- GAS CENTRAL HEATING AND UPVC DOUBLE GLAZED

Viewings: By appointment
£260,000

THE PROPERTY

The ground floor features a well-equipped kitchen diner with a breakfast bar and access to a private courtyard garden. An internal door leads through to the generous living room, which is finished with laminate flooring and benefits from two bay windows to the front, allowing plenty of natural light to flood the room. Stairs lead to the first floor, and there's also access to a second reception room, which could easily serve as a fourth bedroom or a study.

Upstairs, the landing leads to three good-sized bedrooms, each with space for a double bed and furniture. The accommodation is completed by a modern three-piece bathroom with a shower over the bath.

To the front of the property, there is off-road parking, and the home is fitted with gas central heating and uPVC double glazing throughout.

Located within walking distance of local shops and amenities, the property is also conveniently close to several public transport links, providing easy access to Peterborough city centre by car or bus.

KITCHEN/BREAKFAST ROOM

10'7" x 13'4"

LOUNGE/DINING ROOM

15'2" x 19'8"

BEDROOM 4/RECEPTION ROOM

15'2" x 9'7"

FIRST FLOOR LANDING

5'6" x 14'7"

BEDROOM 1

15'2" max x 9'4" max

BEDROOM 2

7'8" x 10'6"

BEDROOM 3

8'9" x 9"

BATHROOM

6'10" x 7"

TENURE

Freehold.

SERVICES

Mains water, electricity, gas and drainage are all connected. None of these services or appliances have been tested by the agents.

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.

All descriptions, dimensions, warranties, reference to condition or presentation or indeed permissions for usage and occupation should be checked and verified by yourself or any appointed third party, advisor or conveyancer.

None of the appliances, services or equipment described or shown have been tested.

INVESTMENT INFORMATION

If you are considering this property BUY TO LET purposes, please call our Property Management team on 01733 303111. They will provide free expert advice on all aspects of the lettings market including potential rental yields for this property.

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		81
(69-80) C		
(55-68) D	57	
(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 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