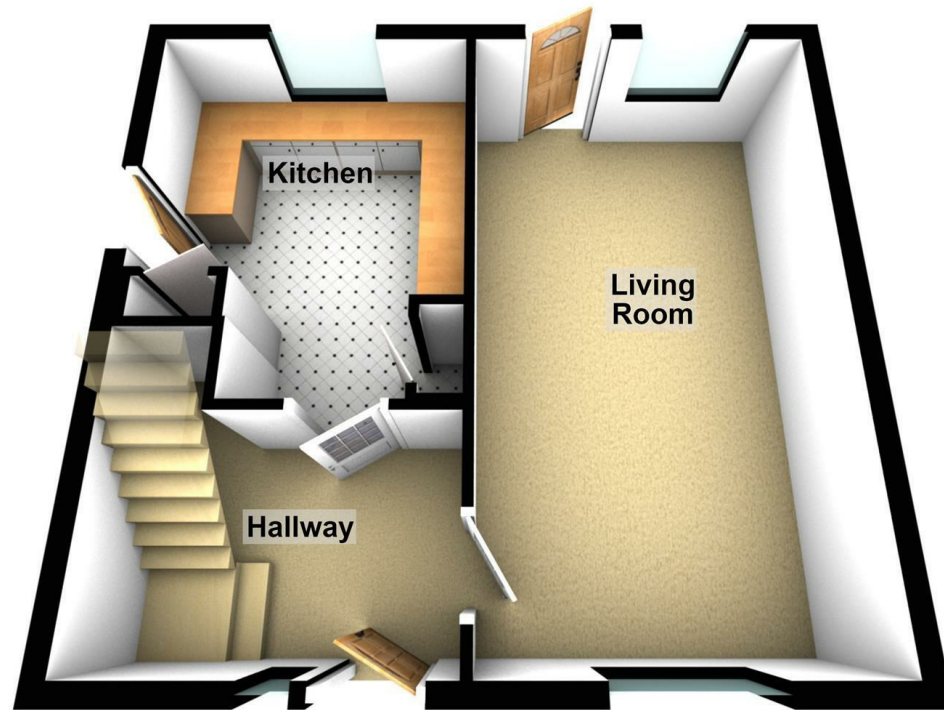


## Ground Floor

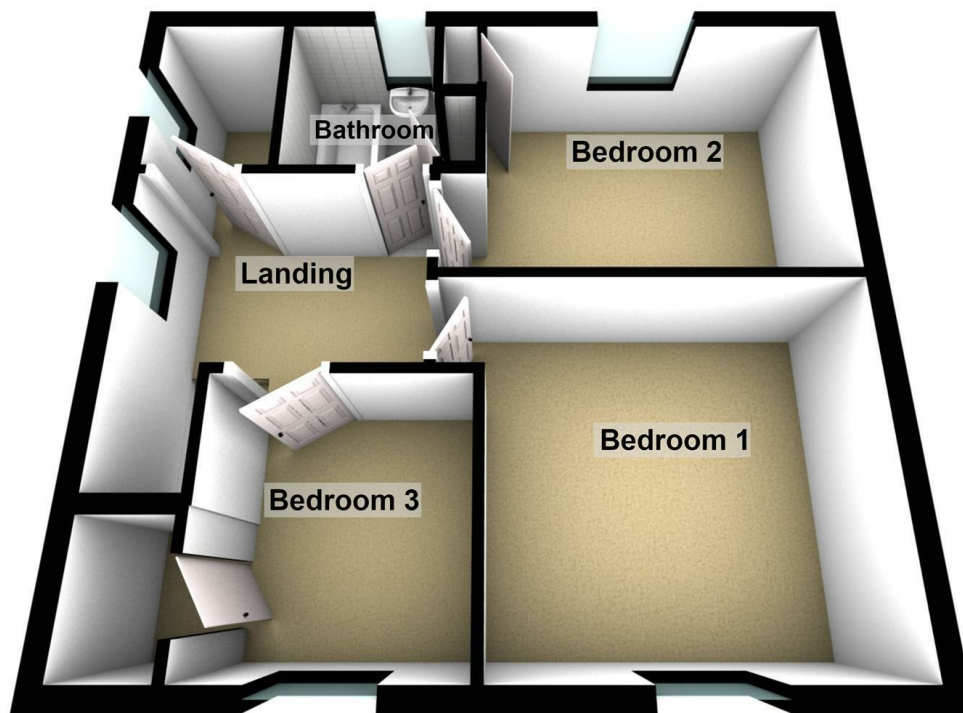


ENTRANCE HALL

LIVING ROOM

KITCHEN

## First Floor



FIRST FLOOR LANDING

BEDROOM 1

BEDROOM 2

BEDROOM 3

BATHROOM

CLOAKROOM

GARAGE

## Woodcock Holmes

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

01733 303111

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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.

woodcockholmes.co.uk

**WCH**  
WOODCOCK HOLMES



**40 Berkeley Road**

Peterborough, PE3 9PB

£280,000





40 Berkeley Road

Peterborough

PE3 9PB

A well-presented three-bedroom semi-detached family home with generous gardens, driveway and garage, offered with no forward chain and ideally located close to Peterborough city centre, the train station and local amenities.

• AVAILABLE WITH NO FORWARD CHAIN

• IDEAL LONG TERM FAMILY HOME

• POPULAR LOCATION CLOSE TO AMENITIES AND SCHOOLS

• GAS CENTRAL HEATING

• OFF ROAD PARKING AND SINGLE GARAGE

• PRIVATE REAR GARDEN AREA

• MODERN FITTED KITCHEN

• TWO DOUBLE BEDROOMS, ONE SINGLE

• CLOSE TO PETERBOROUGH CENTRE AND TRAIN STATION

• CALL OUR OFFICE TO ARRANGE A VIEWING

Viewings: By appointment

£280,000

ENTRANCE HALL

UPVC door to front, parquet flooring, stairs to first floor.

LIVING ROOM

20'2" x 11'3"

UPVC double glazed window to front, window and door to rear, radiator, laid parquet flooring.

KITCHEN

8'9" x 10'5"

UPVC double glazed window to rear, uPVC door to side, fitted kitchen with a matching range of base and eye level units, fitted worktops, splashback tiles, fitted oven, fitted four ring hob, fitted extractor fan, sink drainer, breakfast bar, space for appliances, airing cupboard, understairs storage space.

FIRST FLOOR LANDING

Window to side, fitted carpet, access to:

BEDROOM 1

11'2" x 11'2"

UPVC double glazed window to front, fitted carpet, radiator.

BEDROOM 2

8'4" x 11'6"

UPVC double glazed window to rear, fitted carpet, storage cupboard, radiator.

BEDROOM 3

7'10" x 7'3"

Window to front, fitted carpet, radiator, storage cupboard.

BATHROOM

Obscure window to rear, fitted bath and wash hand basin with tiled surround.

CLOAKROOM

Window to side, fitted WC, tiled surround.

OUTSIDE

Outside, the enclosed rear garden offers a good degree of privacy and is not directly overlooked. Predominantly laid to lawn, the garden features established shrub borders. The front of the property has offer road parking cto the side and lawn to the front, the parking leads to a single garage with up and over door to front.

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.

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.

SERVICES

Services, systems, and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

| Energy Efficiency Rating                                        |         |                         |
|-----------------------------------------------------------------|---------|-------------------------|
|                                                                 | Current | Potential               |
| Very energy efficient - lower running costs                     |         |                         |
| (92 plus) A                                                     |         |                         |
| (81-91) B                                                       |         |                         |
| (69-80) C                                                       |         |                         |
| (55-68) D                                                       |         |                         |
| (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 <sub>2</sub> ) Rating                  |         |                         |
|                                                                 | Current | Potential               |
| Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions |         |                         |
| England & Wales                                                 |         | EU Directive 2002/91/EC |