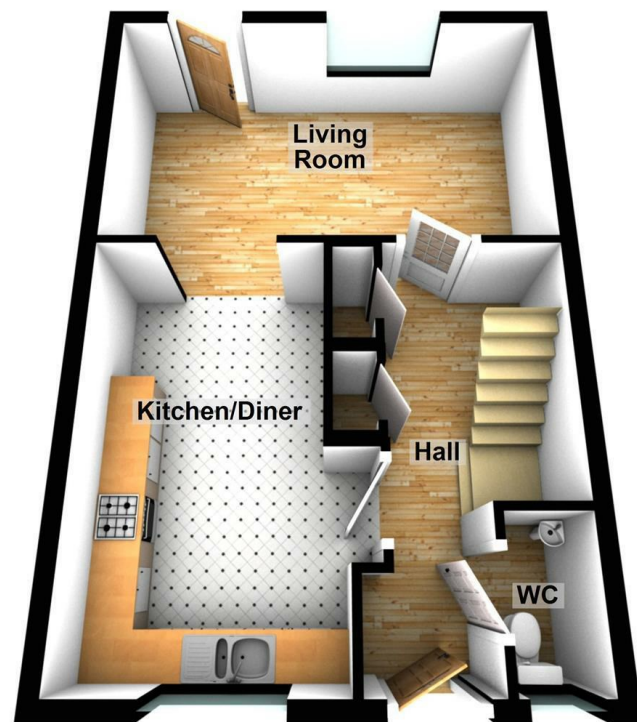


Ground Floor



ENTRANCE HALL

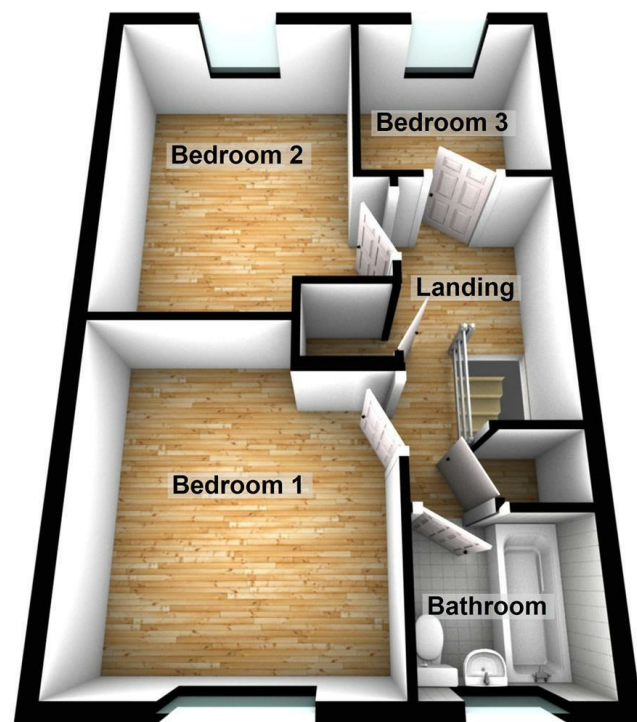
CLOAKROOM

KITCHEN DINER

LIVING ROOM

WC

First Floor



FIRST FLOOR LANDING

BEDROOM 1

BEDROOM 2

BEDROOM 3

BATHROOM



Woodcock Holmes

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

01733 303111

info@woodcockholmes.co.uk

rightmove
find your happy

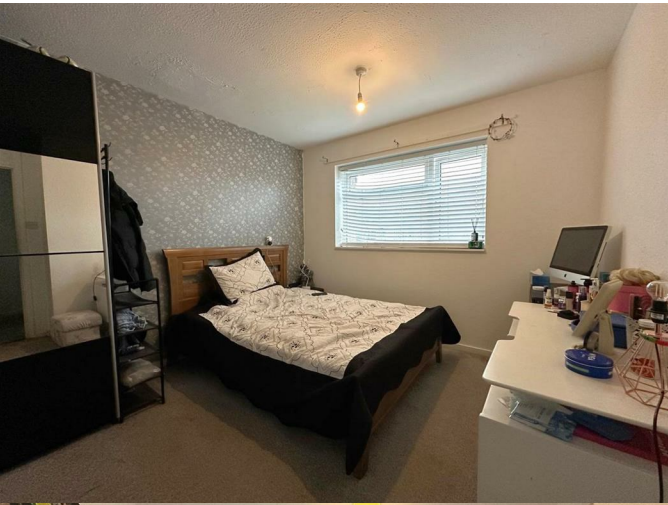
**The Property
Ombudsman**

Zoopla

**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.

4 Bakers Lane
Peterborough, PE2 9QW
£195,000



4 Bakers Lane
Peterborough
PE2 9QW

A spacious freehold home offered with no forward chain, ideal for first-time buyers or investors, featuring three bedrooms, an enclosed rear garden and a convenient location close to Peterborough city centre, shops and transport links.

- AVAILABLE WITH NO FORWARD CHAIN
- THREE GOOD SIZED BEDROOMS
- MODERN KITCHEN DINER
- DOWNSTAIRS CLOAKROOM
- SPACIOUS LIVING ROOM
- AMPLE STORAGE SPACE
- UPVC DOUBLE GLAZED
- GAS CENTRAL HEATING

Viewings: By appointment
£195,000

HALLWAY
15'6" x 5'6"
UPVC door to front, radiator, stairs to first floor, access to:

CLOAKROOM
Obscure uPVC double glazed window to front, two piece suite with WC and wash hand basin, radiator.

KITCHEN DINER
15'5" x 8'4"
UPVC double glazed window to front, fitted kitchen with a matching range of base and eye level units, fitted worktop with splashback tiles behind, fitted oven and hob, fitted sink drainer, space for appliances, radiator.

LIVING ROOM
10'4" x 17'5"
UPVC double glazed window and door to rear, laminate flooring, radiator.

FIRST FLOOR LANDING
12'4" x 5'9"
Fitted carpet, store cupboard x2, access to:

BEDROOM 1
10'8" x 10'10"
UPVC double glazed window to front, fitted carpet, radiator.

BEDROOM 2
11'7" x 9'11"
UPVC double glazed window to rear, fitted carpet, radiator.

BEDROOM 3
6'11" x 7'4"
UPVC double glazed window to rear, fitted carpet, radiator.

BATHROOM
5'11" x 5'11"
Obscure uPVC double glazed window to front, fitted three piece suite with WC, wash hand basin, bath with shower over and tiled surround.

OUTSIDE
Enclosed rear garden, bordered by timber fencing with gated rear access, mainly laid to lawn.

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		
(81-91) B		86
(69-80) C		
(55-68) D	66	
(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