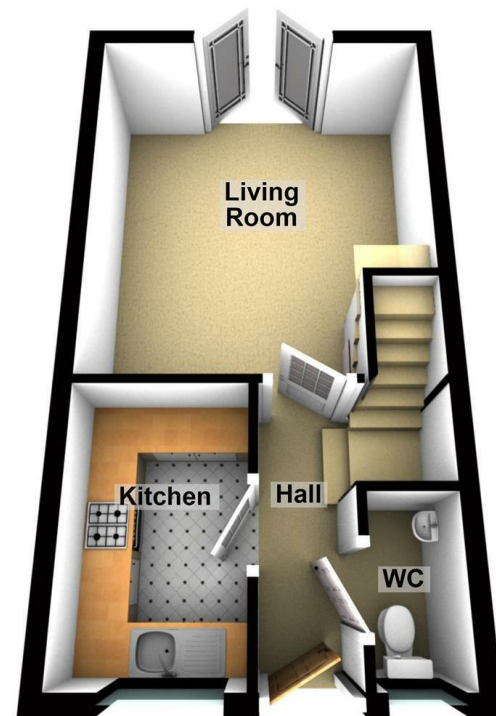


## Ground Floor



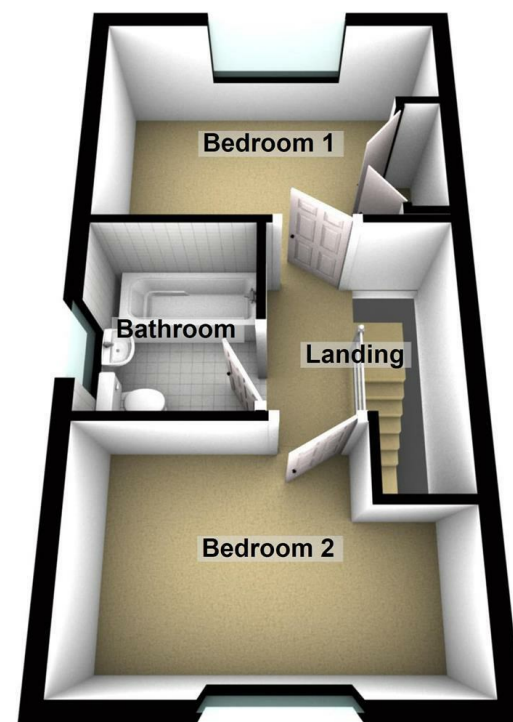
ENTRANCE HALL

CLOAKROOM

KITCHEN

LIVING ROOM

## First Floor



FIRST FLOOR LANDING

BEDROOM 1

BATHROOM

BEDROOM 2

## Woodcock Holmes

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

01733 303111

info@woodcockholmes.co.uk

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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.

**Wh**  
WOODCOCK HOLMES

woodcockholmes.co.uk



**Bates Lane**  
Peterborough, PE7 0NA  
£190,000





Bates Lane

Peterborough

PE7 0NA

Modern 2-bed semi-detached home with no forward chain, off-road parking, and private garden – ideal for first-time buyers or investors. Conveniently located near Peterborough, local amenities, and transport links.

• NO FORWARD CHAIN

• MODERN SEMI-DETACHED PROPERTY

• TWO DOUBLE BEDROOMS

• DOWNSTAIRS CLOAKROOM

• OFF ROAD PARKING

• ENCLOSED REAR GARDEN

• MODERN FITTED KITCHEN

• SPACIOUS LIVING ROOM WITH SPACE FOR DINING FURNITURE

• EASY ACCESS TO PETERBOROUGH CITY CENTRE

• UPVC DOUBLE GLAZED AND GAS CENTRAL HEATING

Viewings: By appointment

£190,000

ENTRANCE HALL

Door to front, stairs to first floor, access to:

CLOAKROOM

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

KITCHEN

9'5" x 5'11"

UPVC double glazed window to front. Fitted kitchen with a matching range of base and eye-level units with worktop space over. Space for; Fridge/Freezer and Washing Machine. Four-ring gas hob with extractor unit over.

LIVING ROOM

14'2" x 12'8"

UPVC double glazed French doors to rear, laminate flooring, radiator, understairs storage cupboard.

FIRST FLOOR LANDING

Fitted carpet, loft access, access to:

BEDROOM 1

8'7" x 12'8"

UPVC double glazed window to rear, fitted carpet, radiator, fitted double wardrobe.

BATHROOM

6'5" x 5'11"

Obscure uPVC double glazed window to side, three piece suite with WC, wash hand basin, bath with shower fitted oven and fitted shower screen, tiled surround, radiator.

A collage of three photographs showing different rooms. The top left photo shows a modern kitchen with white cabinets, a black countertop, and a stainless steel oven. The top right photo shows a bathroom with a white toilet, a pedestal sink, and a bathtub. The bottom photo shows a bedroom with a large bed, a window with curtains, and a wardrobe.

BEDROOM 2

8" x 12'9"

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

OUTSIDE

Off road parking to the front, gated side access leading to the rear garden. The rear garden is fully enclosed with timber fencing and offers a mix of patio space, lawn, and a raised decking area, ideal for outdoor dining or relaxation.

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		93
(81-91) B	79	
(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