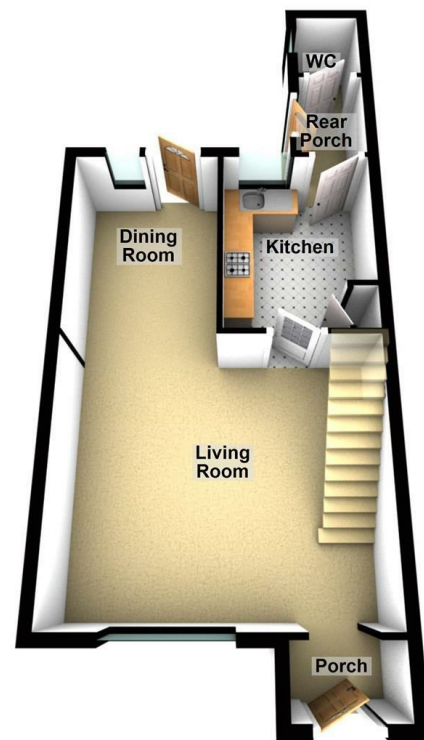


Ground Floor



FRONT PORCH

LIVING ROOM

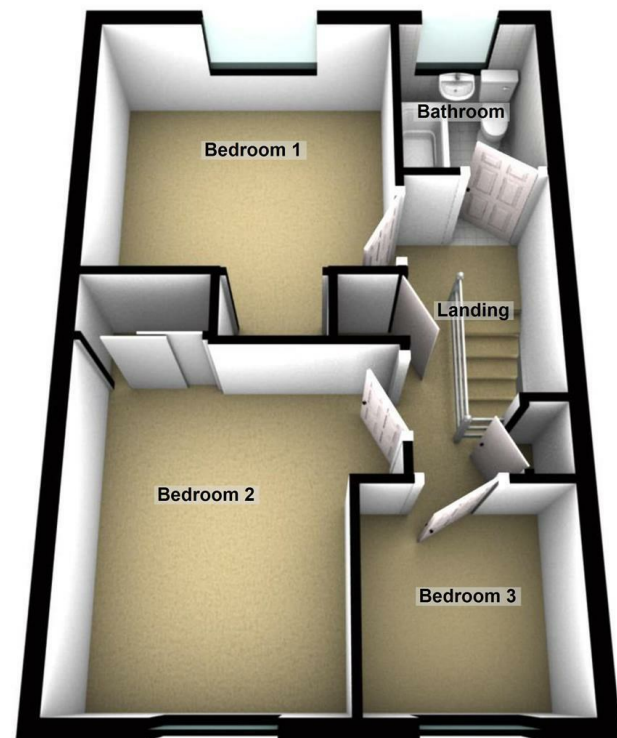
DINING ROOM

KITCHEN

REAR PORCH

CLOAKROOM

First Floor



FIRST FLOOR LANDING

BEDROOM 1

BEDROOM 2

BEDROOM 3

BATHROOM



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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.

6 Viking Court  
Peterborough, PE2 8LD  
£189,995



## 6 Viking Court Peterborough PE2 8LD

brochure blurb sentence A spacious and well-located three-bedroom mid-terrace freehold home with private garden and rear parking, ideally suited to first-time buyers or families and offered with no forward chain.

- AVAILABLE WITH NO FORWARD CHAIN
- THREE BEDROOMS
- PRIVATE GARDEN
- LIVING/DINING ROOM
- UPVC DOUBLE GLAZED
- DOWNSTAIRS CLOAKROOM
- GAS CENTRAL HEATING
- POPULAR LOCATION CLOSE TO AMENITIES

Viewings: By appointment  
£189,995

### FRONT PORCH

UPVC door to front, access to living room.

### LIVING ROOM

14'2" x 6'8"

UPVC double glazed window to front, fitted carpet, stairs to first floor, radiator, open to dining room.

### DINING AREA

10'6" x 8'1"

UPVC double glazed window and door to rear leading to the garden, fitted carpet, radiator.

### KITCHEN

10'6" x 8'2"

UPVC double glazed window to rear, fitted kitchen with a matching range of base and eye level units, fitted worktops, fitted sink drainer, oven, splashback tiles, wall mounted gas central heating boiler.

### REAR PORCH

UPVC door to side leading to the garden.

### .CLOAKROOM

Window to side, fitted WC.

### FIRST FLOOR LANDING

11'9" x 6"

Fitted carpet, airing cupboard and storage cupboard space, access to:

### BEDROOM 1

10'2" x 10'2"

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

### BEDROOM 2

11'4" x 9"

UPVC double glazed window to front, fitted carpet, radiator, built in wardrobe.

### BEDROOM 3

6'7" x 7" max

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

### BATHROOM

6" x 5"

Obscure uPVC double glazed window to rear, fitted three piece suite with WC, wash hand basin, WC, radiator.

### OUTSIDE

Enclosed rear garden with lawn and patio area, brick built store shed, rear gated access to communal parking to the rear.

### 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) <b>A</b>		
(81-91) <b>B</b>		<b>85</b>
(69-80) <b>C</b>	<b>70</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
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) <b>A</b>		
(81-91) <b>B</b>		<b>86</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>63</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		

England & Wales EU Directive 2002/91/EC