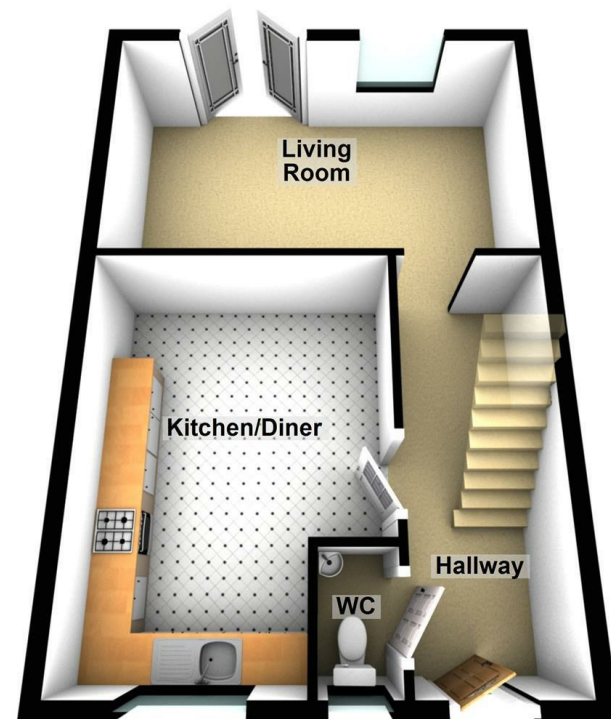


## Ground Floor



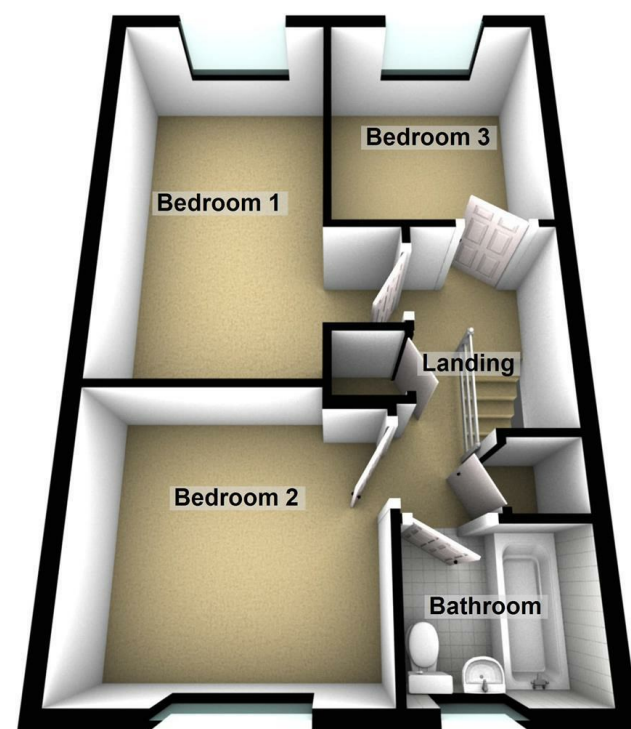
ENTRANCE HALL

CLOAKROOM

KITCHEN DINER

LIVING ROOM

## First Floor



FIRST FLOOR LANDING

BEDROOM 1

BEDROOM 2

BEDROOM 3

FAMILY BATHROOM

## Woodcock Holmes

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

01733 303111

info@woodcockholmes.co.uk

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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

**Wh**  
WOODCOCK HOLMES



**12 Oldbrook**  
Peterborough, PE3 8SH  
£165,000



## 12 Oldbrook Peterborough PE3 8SH

Investment opportunity: Three-bed mid-terrace with sitting tenant paying £995 PCM. Guide price £175,000. Modern kitchen/diner, enclosed garden, uPVC double glazing, and gas central heating. Investment-only purchase.

- INVESTMENT BUYERS ONLY
- SITTING TENANT PAYING £995 PCM
- UPVC DOUBLE GLAZED
- GAS CENTRAL HEATING
- GOOD CONDITION THROUGHOUT
- THREE GOOD SIZED BEDROOMS
- CLOSE TO PETERBOROUGH HOSPITAL
- CALL OUR OFFICE TO ARRANGE A VIEWING

Viewings: By appointment  
£165,000

### ENTRANCE HALL

Laid to wood laminate flooring with storage space under the stairs.

### CLOAKROOM

Laid to a tiled floor and fitted with a matching 2 piece suite consisting of WC and Basin.

### KITCHEN DINER

15'8" x 11'4"

Laid to vinyl floor and fitted with a range of base and eye level units and freestanding cooker. There are spaces for a washing machine and a fridge freezer. Window to the front.

### LIVING ROOM

10'5" x 17'3"

Laid to wood laminate flooring with patio doors and window to the rear

### FIRST FLOOR LANDING

Fitted carpet, airing cupboard, store cupboard, access to:

### BEDROOM 1

14'4" x 8'4"

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

### BEDROOM 2

11'10" x 10'8"

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

### BEDROOM 3

9'5" x 8'8"

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



### BATHROOM

5'6" x 6'4"

Laid to a tiled floor and fitted with a matching 3 piece suite consisting of Bath with Shower over, WC and Basin.

### OUTSIDE

Enclosed rear garden, mainly laid to lawn, raised garden to the rear leading to a single gate and access to the on street parking at the rear of the home.

### 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		86
(69-80) C	74	
(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