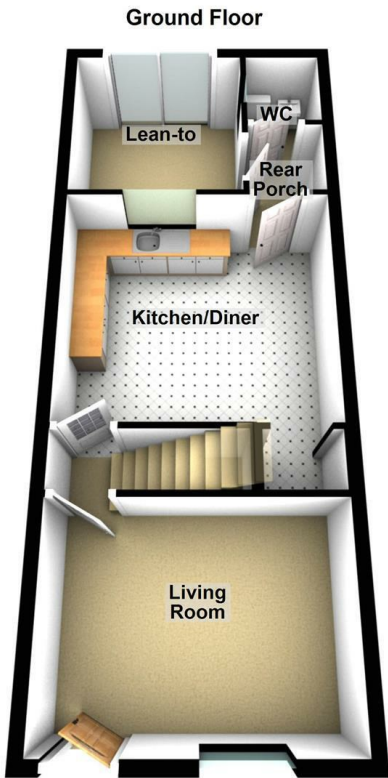
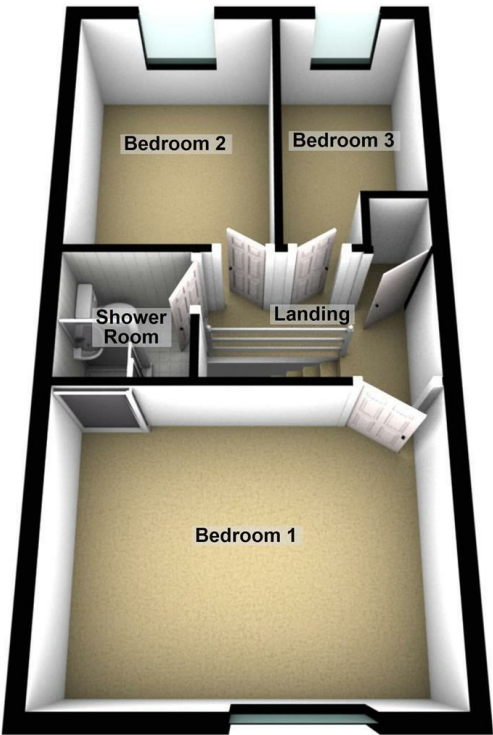




Ground Floor



First Floor

LIVING ROOM

KITCHEN DINER

REAR PORCH/LOBBY

CLOAKROOM

LEAN-TO CONSERVATORY

FIRST FLOOR LANDING

BEDROOM 1

BEDROOM 2

BEDROOM 3

SHOWER ROOM



Woodcock Holmes

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Peterborough PE2 6FL

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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 logal title of the property. Buyers not obtain such verification from their solicitors.

39 Celta Road

Peterborough, PE2 9JD

£140,000



39 Celta Road

Peterborough

PE2 9JD

Available with no forward chain, this three-bedroom freehold mid-terrace home offers excellent potential as a refurbishment project, ideally located close to local amenities, schools and transport links.

• NO FORWARD CHAIN

• IDEAL PROJECT WITH PLENTY OF POTENTIAL

• THREE BEDROOMS

• GOOD SIZED REAR GARDEN

• GAS CENTRAL HEATING

• LOCATED CLOSE TO TRAVEL LINKS AND AMENITIES

• DOWNSTAIRS CLOAKROOM

• KITCHEN DINER

Viewings: By appointment

£140,000

LIVING ROOM

10'5" x 13'9"

Window and door to front, radiator, inner stairs case leading to the first floor, door to kitchen:

KITCHEN DINER

12'6" x 13'9"

Window to rear, door to porch/lobby area, fitted worktop with fitted sink drainer, space for appliances, range of base and eye level units, under stairs storage cupboard.

REAR PORCH/LOBBY

Door to lean-to conservatory, access to:

CLOAKROOM

Two-piece suite with WC and wash hand basin.

LEAN-TO CONSERVATORY

Tiled flooring, patio doors to rear, polycarbonate roof.

FIRST FLOOR LANDING

Airing cupboard, access to:

BEDROOM 1

10'3" x 13'9"

Window to front, radiator, laminate flooring,,

BEDROOM 2

9'8" x 7'6"

Window to rear, radiator.

BEDROOM 3

7'2" x 5'8"

Window to rear, radiator.

SHOWER ROOM

6'4" x 5'5"

Three piece suite with WC, wash hand basin and shower.

OUTSIDE

Small enclosed gravel area to the front of the property. Rear garden with lawn and shrubs.

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.

AGENT NOTES

The property is being sold by professional Executors and no property information will be provided and the property is sold as seen in all respects.

Energy Efficiency Rating			
	Current	Potential	
Very energy efficient - lower running costs			
(92 plus) A	70	77	
(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 ₂) Rating			
	Current	Potential	
Very environmentally friendly - lower CO2 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 CO2 emissions			
England & Wales		EU Directive 2002/91/EC	