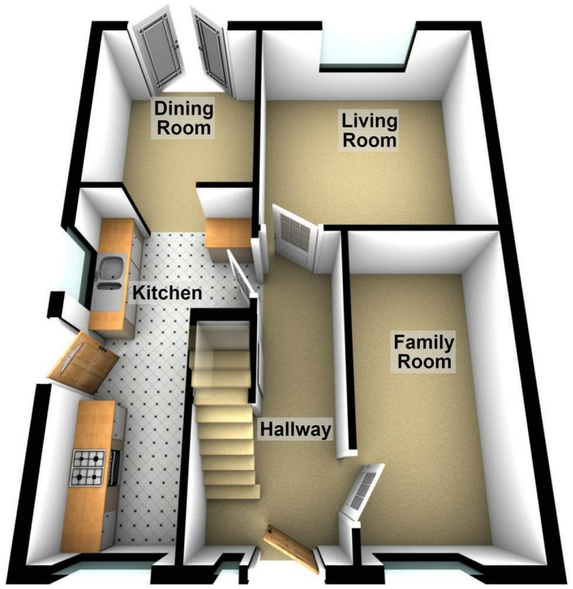
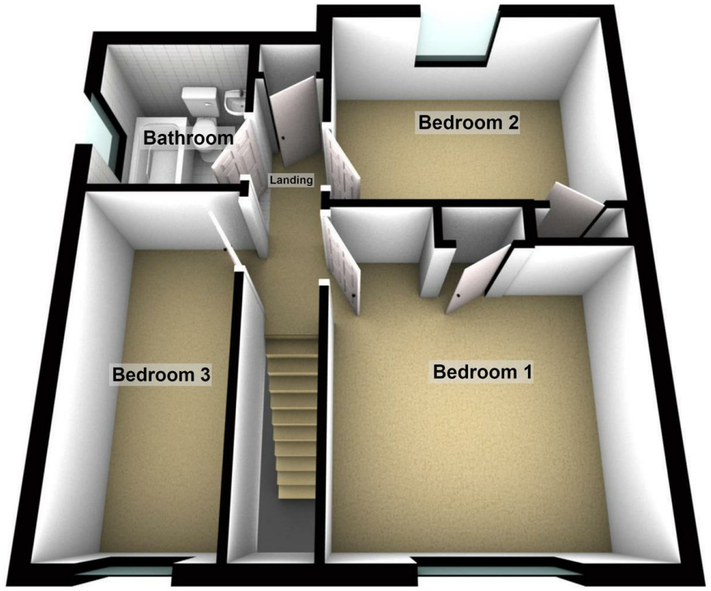
Ground Floor



First Floor



ENTRANCE HALL

RECEPTION ROOM

LIVING ROOM

KITCHEN

DINING ROOM

FIRST FLOOR LANDING

BEDROOM 1

BEDROOM 2

BEDROOM 3

BATHROOM

woodcockholmes.co.uk

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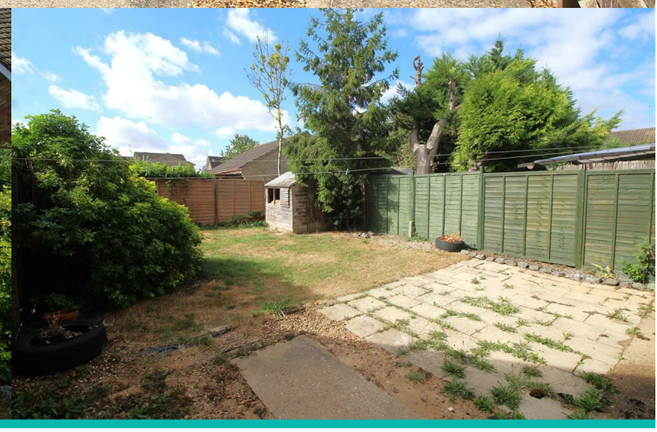

Woodcock Holmes
20a Tesla Court, Innovation Way, Peterborough PE2 6FL

01733 303111
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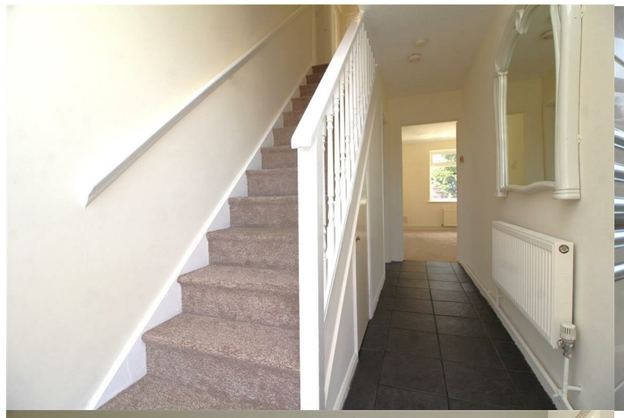
These particulars do not constitute part or all of an offer of contract. The measurements are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to re-check measurements before committing to any expense. Woodcock Holmes have not tested any apparatus, equipment, 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 logal title of the property. Buyers not obtain such verification from their solicitors.

105 Woodhurst Road
Peterborough, PE2 8PQ
£225,000



105 Woodhurst Road
Peterborough
PE2 8PQ

A well-presented three-bedroom family home in popular Stanground, offered with no forward chain and benefiting from recent redecoration, new flooring, off-road parking, a versatile garage conversion and a private, non-overlooked rear garden.

- AVAILABLE WITH NO FORWARD CHAIN
- IDEAL LONG TERM FAMILY HOME
- OFF ROAD PARKING TO THE FRONT
- THREE RECEPTION ROOMS
- VERSATILE GARAGE CONVERSION TO CREATE A FAMILY ROOM/FOURTH BEDROOM
- UPVC DOUBLE GLAZED AND GAS CENTRAL HEATING
- POPULAR LOCATION
- CALL OUR OFFICE TO ARRANGE A VIEWING

Viewings: By appointment
£225,000

ENTRANCE HALL
14" x 5'7!
UPVC double-glazed window and door to front, tiled flooring, stairs to first floor with storage cupboard under, radiator, access to:

RECEPTION ROOM
14'3" x 7"
UPVC double-glazed window to front, laminate flooring, radiator.

LIVING ROOM
11'9" x 11'4"
UPVC double-glazed window to rear, fitted carpet, radiator.

KITCHEN
16'4" max x 8'5"
UPVC double glazed window to front and side, uPVC double glazed door to side, fitted kitchen with a matching range of base and eye level units, fitted worktops, fitted sink drainer, fitted oven, four ring hob and extractor fan, space for appliances, open to dining room.

DINING ROOM
9'5" x 8'3"
UPVC double-glazed French doors to rear, fitted carpet, radiator.

FIRST FLOOR LANDING
Fitted carpet, storage cupboard, access to:

BEDROOM 1
12'1" x 10'7"
UPVC double-glazed window to front, fitted carpet, radiator, built in wardrobe.

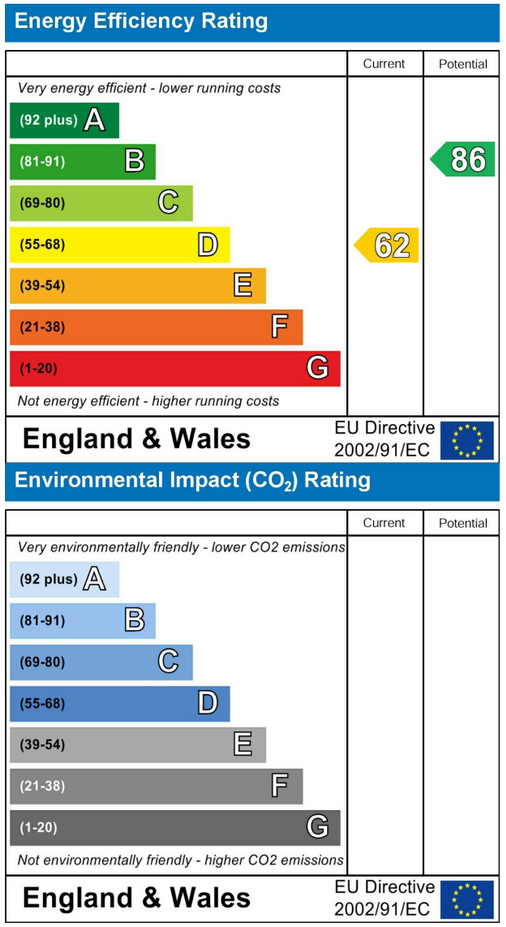
BEDROOM 2
8'1" x 10'7"
UPVC double-glazed window to rear, fitted carpet, radiator, built in wardrobe.

BEDROOM 3
12'9" x 5'10"
UPVC double-glazed window to front, fitted carpet, radiator.

BATHROOM
6'3" x 5'2"
Obscure uPVC double-glazed window to side, three-piece suite with WC, wash hand basin, bath, tiled surround, radiator.

OUTSIDE
Enclosed front with timber fencing and opening to the driveway, mainly gravelled front, parking for two vehicles, gated side access to the rear garden. The rear garden is fully enclosed by timber fencing with a lawn area, patio space, shrubs and timber shed.

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.

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.

SERVICES
Services, systems, and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.