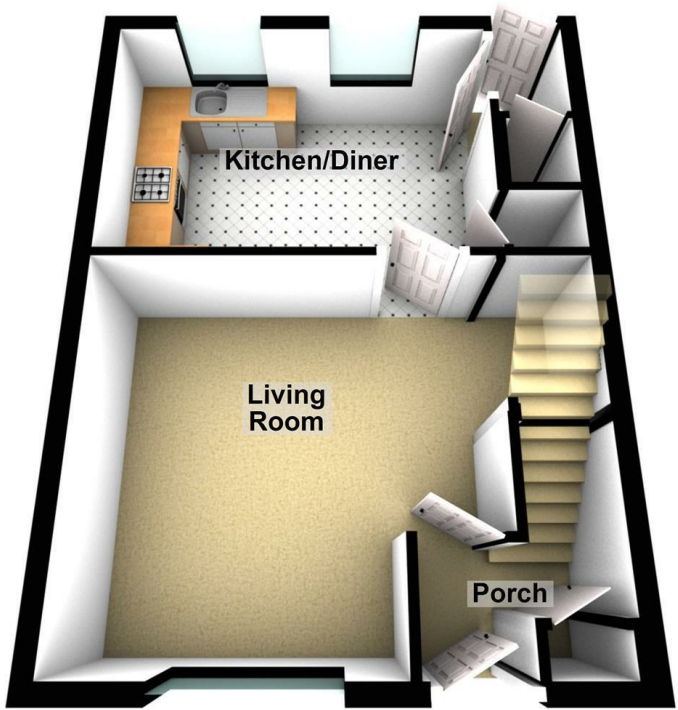


Ground Floor



ENTRANCE HALL

LIVING ROOM

KITCHEN DINER

REAR PORCH

FIRST FLOOR LANDING

BEDROOM 1

BEDROOM 2

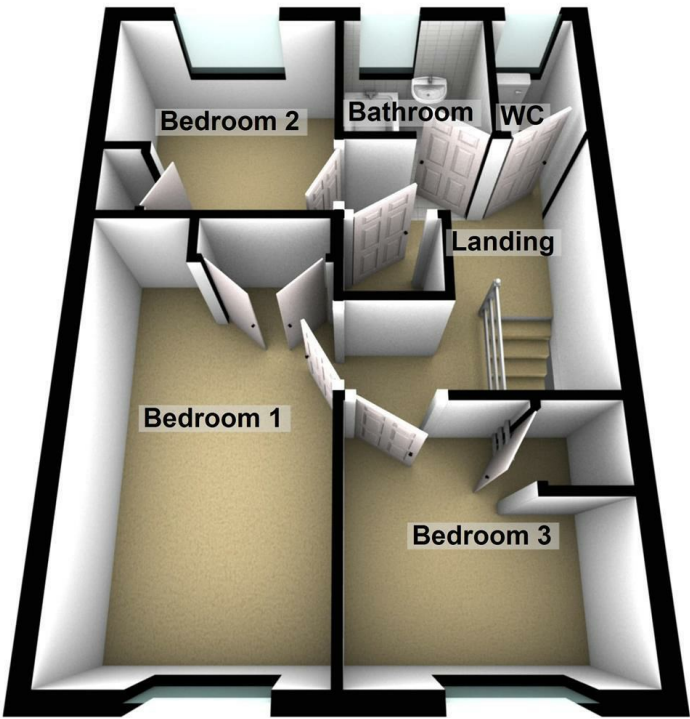
BEDROOM 3

BATHROOM

WC

GARAGE

First Floor



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

WH
WOODCOCK HOLMES

woodcockholmes.co.uk



83 Deerleap
Peterborough, PE3 9YB
£195,000



83 Deerleap
Peterborough
PE3 9YB

Ideal for families and first-time buyers, this three-bedroom end-of-terrace home is tucked away in a quiet cul-de-sac in the popular Deerleap area of Bretton, offering a generous plot with front, side and rear gardens and a garage.

- NO FORWARD CHAIN
- WALKING DISTANCE TO PETERBOROUGH CITY HOSPITAL
- WALKING DISTANCE TO BRETTON SHOPPING CENTRE
- GOOD SIZED GARDEN SPACE
- GAS CENTRAL HEATING
- UPVC DOUBLE GLAZING
- KITCHEN DINER
- AMPLE STORAGE SPACE
- THREE BEDROOMS ALL WITH FITTED WARDROBE SPACE
- SINGLE GARAGE

Viewings: By appointment

£195,000

- ENTRANCE HALL

UPVC door to front, storage cupboard, stairs to first floor, door to living room.
- LIVING ROOM

12'11" x 14"
UPVC double glazed window to front, fitted carpet, radiator.
- KITCHEN DINER

9'6" x 14'1"
x2 uPVC double glazed window to rear, fitted kitchen with a matching range of base and eye level units, fitted oven, fitted hob, fitted sink drainer, radiator.
- REAR LOBBY

UPVC door to rear garden, storage cupboard.
- FIRST FLOOR LANDING

Fitted carpet, airing cupboard with gas central heating boiler.
- BEDROOM 1

14'5" x 8'2"
UPVC double glazed window to front, fitted carpet, radiator, fitted cupboard.
- BEDROOM 2

8'2" x 8'2"
UPVC double glazed window to rear, fitted carpet, radiator, fitted cupboard.
- BEDROOM 3

8'1" max x 8'7" max
UPVC double glazed window to front, fitted carpet, radiator, fitted cupboard.



- BATHROOM

Obscure uPVC double glazed window to rear, bath with tiled surround, wash hand basin, lino flooring.
- WC

Obscure uPVC double glazed window to rear, WC, lino flooring.
- OUTSIDE

Front lawn space separated by a path leading to the front door, gated access to the side of the garden. The rear garden is enclosed by timber fencing with patio area and lawn space, gated rear access leading to your garage. Brick built garage with up and over door.
- COUNCIL TAX/TENURE/EPC

Tenure (Freehold), council tax band, (A) and EPC rating (D) 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 vendor has informed us that the property underwent underpinning works around 10 years ago, which they have confirmed were completed and resolved at the time.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		86
(81-91) B		
(69-80) C		
(55-68) D	68	
(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 CO ₂ 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 ₂ emissions		
England & Wales		EU Directive 2002/91/EC