

## Ground Floor

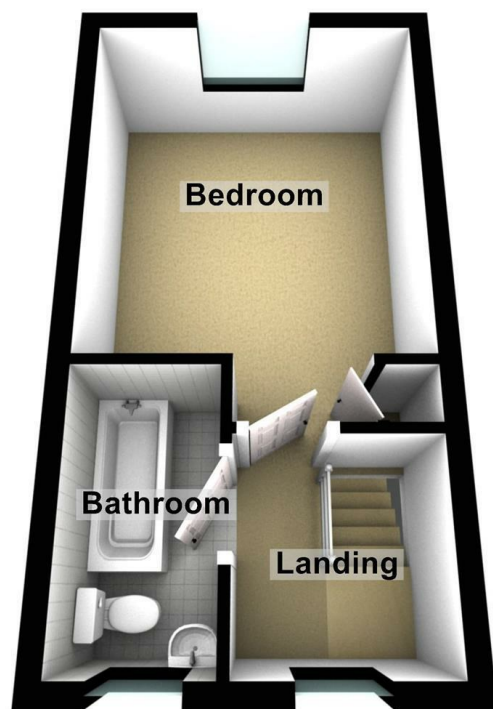


ENTRANCE HALL

KITCHEN

LIVING ROOM

## First Floor



LANDING

BEDROOM

BATHROOM



### Woodcock Holmes

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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.

**88 Whitacre**  
Peterborough, PE1 4SX  
£135,000



## 88 Whitacre Peterborough PE1 4SX

Ideal for first-time buyers or investors, this end-terrace freehold home in a quiet cul-de-sac offers allocated parking, a private enclosed garden, a double bedroom, and easy access to local amenities and transport links.

- NO FORWARD CHAIN
- IDEAL INVESTMENT PURCHASE OR FIRST TIME HOME
- UPVC DOUBLE GLAZED
- GAS CENTRAL HEATING
- ALLOCATED PARKING
- PRIVATE REAR GARDEN
- THREE PIECE BATHROOM
- SPACIOUS DOUBLE BEDROOM
- CLOSE TO LOCAL BUS ROUTES AND AMENITIES
- CALL OUR OFFICE TO ARRANGE A VIEWING

Viewings: By appointment  
£135,000

### HALLWAY

UPVC door to front, storage cupboard, open to kitchen area:

### KITCHEN

7'4" x 5"  
UPVC double glazed window to front, fitted kitchen with a matching range of base and eye level units, fitted worktop, splashback tiles, fitted sink drainer, space for appliances.

### LIVING ROOM

11'6" x 10'5"  
UPVC double glazed window and door to rear, fitted carpet, radiator, stairs to first floor.

### LANDING

UPVC double glazed window to front, fitted carpet, access to:

### BEDROOM

11'8" x 10'5"  
UPVC double glazed window to rear, fitted carpet, radiator, store cupboard.



### BATHROOM

8'7" x 4'8"  
Obscure uPVC double glazed window to front, fitted three piece suite with bath, WC, wash hand basin, tiled surround, radiator.

### OUTSIDE

Allocated parking to the front. Enclosed rear garden laid with lawn and patio off the rear of the house.

### 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.

### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</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>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
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Not environmentally friendly - higher CO <sub>2</sub> emissions		

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