



- PORCH
- OPEN PLAN LIVING/DINING ROOM
- KITCHEN
- BATHROOM
- FIRST FLOOR LANDING
- BEDROOM 1
- SHOWER ROOM ENSUITE
- BEDROOM 2
- BEDROOM 3



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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.

Padholme Road
 Peterborough, PE1 5EE
 Offers Over £150,000



**Padholme Road
Peterborough
PE1 5EE**

Located near transport, shops, and amenities, this three-bedroom end-terrace requires renovation. It offers an open-plan lounge/diner, fitted kitchen, family bathroom, ensuite to the main bedroom, and parking. Council Tax Band A. EPC F.

- NO FORWARD CHAIN
- IN NEED OF MODERNISATION
- THREE BEDROOMS
- ENSUITE TO THE MAIN BEDROOM
- OPEN PLAN LIVING/DINING ROOM
- DROPPED CURB WITH PARKING TO FRONT
- REAR GARDEN
- GAS CENTRAL HEATING
- IDEAL INVESTMENT PROPERTY
- WALKING DISTANCE TO PETERBOROUGH CITY CENTRE

Viewings: By appointment
Offers Over £150,000

OPEN PLAN LIVING/DINING ROOM

28'8" x 11'8"
Door to front via porch, access into living room, radiator, stairs to first floor, door to garden, access to kitchen.

KITCHEN

13'2" x 6'8"
UPVC window and door to side, fitted kitchen with a range of base and eye level units with space for appliances.

BATHROOM

9'2" x 6'8"
UPVC double glazed window to rear, fitted three piece suite with bath, WC and wash hand basin.

FIRST FLOOR LANDING

Access to bedroom 1 & 2.

BEDROOM 1

10'11" x 11'8"
Window to front, radiator, access to ensuite.

SHOWER ROOM ENSUITE

7'5" x 4'3"
Three piece suite with shower cubicle, wash hand basin,

BEDROOM 2

11'7" max x 11'8" max
Window to rear, access to bedroom 3.

BEDROOM 3

12'9" x 6'7"
Window to rear.

OUTSIDE

Dropped kerb to the front of the house with space for one vehicle. Enclosed rear garden laid with lawn and shrubs.

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		
(69-80) C		71
(55-68) D		
(39-54) E		
(21-38) F	32	
(1-20) G		
Not energy efficient - higher running costs		

England & Wales EU Directive 2002/91/EC

Environmental Impact (CO₂) 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