

ENTRANCE HALL

BEDROOM 1

BEDROOM 2

BEDROOM 3

BATHROOM

SHOWER ROOM

KITCHEN

LOUNGE/DINER



**Woodcock Holmes**

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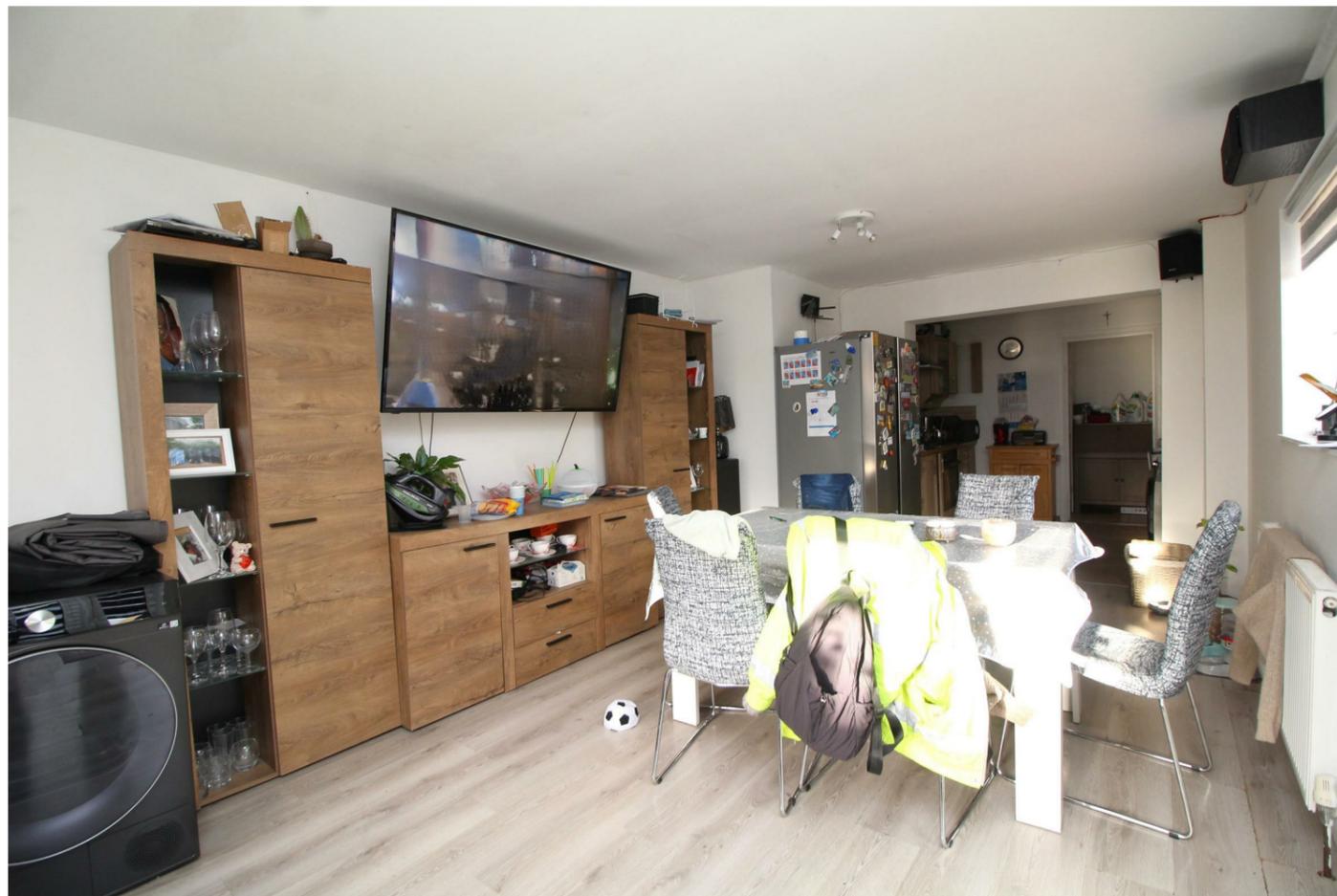
THE GUILD  
PROPERTY  
PROFESSIONALS

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

**87 Welland Close**

Peterborough, PE1 3SB

£260,000



**87 Welland Close  
Peterborough  
PE1 3SB**

Spacious three-bedroom detached bungalow in Dogsthorpe, extended to the rear with open-plan living, low-maintenance garden, off-road parking, and no forward chain

- AVAILABLE WITH NO FORWARD CHAIN
- THREE DOUBLE BEDROOMS
- DRIVEWAY TO THE FRONT
- EXTENDED RECEPTION ROOM SPACE TO THE REAR
- OPEN PLAN LIVING AND KITCHEN SPACE
- BATHROOM AND SEPARATE SHOWER ROOM
- UPVC DOUBLE GLAZED AND GAS CENTRAL HEATING
- CALL OUR OFFICE TO ARRANGE A VIEWING

Viewings: By appointment  
£260,000

**ENTRANCE HALL**

14'2" x 3'5"  
UPVC door to front, radiator, access to:

**BEDROOM 1**

12'5" x 10'8"  
UPVC double glazed bay window to front, laminate flooring, radiator.

**BEDROOM 2**

11'7" x 10'6"  
UPVC double glazed window to front, laminate flooring, radiator.

**BEDROOM 3**

10'6" x 9'7"  
UPVC double glazed window to rear, laminate flooring, radiator.

**BATHROOM**

7'4" x 5'6"  
Obscure uPVC double glazed window to rear, three piece suite with bath, WC and wash hand basin, radiator, tiled surround.

**SHOWER ROOM**

Fitted shower cubicle, tiled surround.

**KITCHEN**

7'4" x 9'5"  
Fitted kitchen with a matching range of base and eye level units, fitted sink drainer, fitted oven, fitted four ring hob and extractor fitted above, space for appliances, fitted worktops with splashback tiles behind.

**LIVING/DINING ROOM**

21'6" x 11'1"  
UPVC double glazed window to side and rear, uPVC double glazed French doors to side, laminate flooring, radiator.

**OUTSIDE**

Block paved parking in front of the property with two access points either side of a brick wall to the front. Side access to the rear garden. The rear garden is fully enclosed, laid with patio block paved area and lawn space.

**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.

**Energy Efficiency Rating**

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>83</b>
(69-80) <b>C</b>	<b>68</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>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		

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