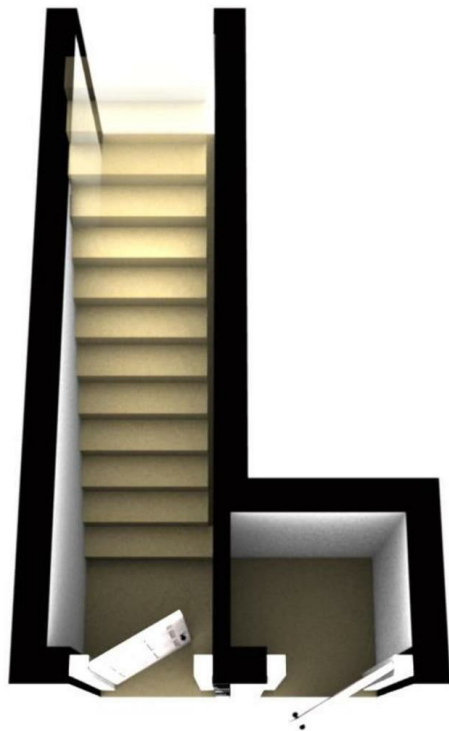


Ground Floor



ENTRANCE HALL & STAIRS TO FIRST FLOOR

HALLWAY

CLOAKROOM

BATHROOM

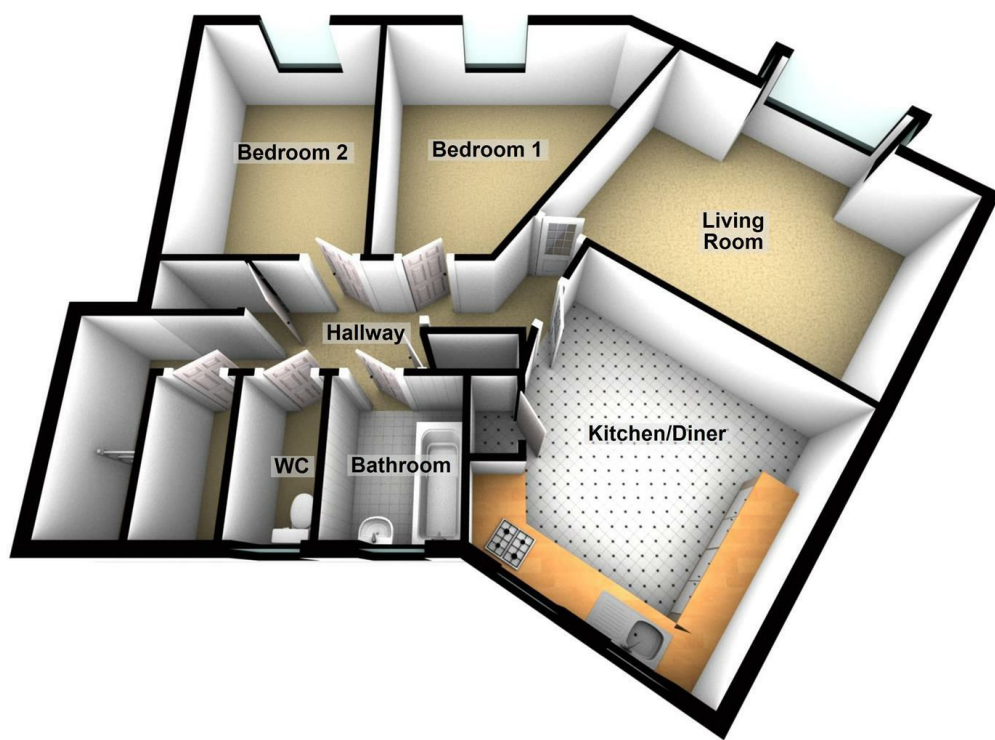
KITCHEN DINER

LIVING ROOM

BEDROOM 1

BEDROOM 2

First Floor



Bedroom 2

Bedroom 1

Living Room

Hallway

WC

Bathroom

Kitchen/Diner

Woodcock Holmes
First Floor Offices, 4 Office Village
Hampton, Peterborough PE7 8GX
01733 303111
info@woodcockholmes.co.uk

rightmove
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The Property Ombudsman

Zoopla

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PROPERTY PROFESSIONALS

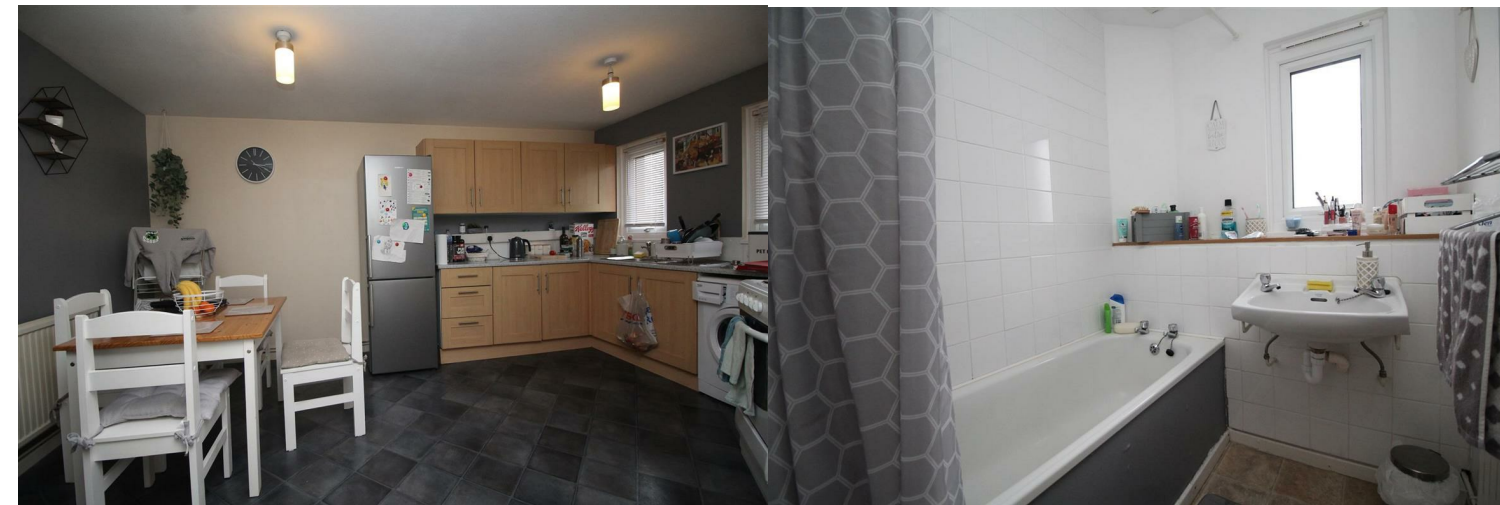
These particulars do not constitute part or all of an offer of contract. The measurements are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to re-check measurements before committing to any expense. Woodcock Holmes have not tested any apparatus, equipment, 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.

woodcockholmes.co.uk

WOODCOCK HOLMES



32 Ploverly
Werrington, Peterborough, PE4 6HZ
£120,000



32 Ploverly Werrington, Peterborough PE4 6HZ

Don't miss out on this spacious Maisonette, situated in the popular area of Werrington, Peterborough, available with No Forward Chain. Call 01733 303111 for more information or to arrange a viewing.

- TWO DOUBLE BEDROOMS
- MAINSONETTE
- KITCHEN DINER
- BATHROOM
- CLOAKROOM
- SOTRAGE
- LIVING ROOM
- GARDEN
- UPVC DOUBLE GLAZING
- GAS CENTRAL HEATING

Viewings: By appointment
£120,000

ENTRANCE PORCH

Front door, fitted carpet, stairs to first floor.

HALLWAY

Storage x2, boiler room, access to:

CLOAKROOM

Obscure UPVC double glazed window to front, low level WC.

BATHROOM

6'6" x 5'7"

Obscure UPVC double glazed window to front, bath and pedestal wash hand basin with splashback tiles behind.

KITCHEN DINER

15'5" x 11'11"

UPVC double glazed window to front x2. Storage cupboard. The kitchen is fitted with a matching range of base and eye level units with fitted worktops, space for fridge freezer, space for oven, space for washing machine, room for table and chairs.

LIVING ROOM

10'10" x 15'5"

UPVC double glazed box bay window to rear, laminate flooring, radiator.

BEDROOM 1

12'11" x 14'10"

UPVC double glazed window to rear, fitted carpet, radiator.

BEDROOM 2

12'11" x 8'10"

UPVC double glazed window to rear, fitted carpet, radiator.

OUTSIDE

Communal parking around the property. Private garden mainly laid to lawn.

SURROUNDING AREA

Werrington is a residential area to the north of the City of Peterborough. Werrington Village is the original part of the area with shopping and schooling facilities including the Werrington Primary School, Dentist, Doctors, Chemist, etc.. The new part of Werrington has a centre which currently includes Tesco's and other facilities including the William Law Primary School and Ken Stimpson Secondary School, fish and chip shop, barbers, hairdressers, etc. Cuckoo's Hollow surrounds a lake and is a large expanse of grassland dotted with a variety of trees and bushes

TENURE & PROPERTY INFORMATION

Leasehold - 94 years remaining.

Ground rent is £10.00 yearly.

Buildings Insurance is £62.28 yearly

Service Charge is £147.18 yearly

SERVICES

Mains water, gas, electricity and drainage are all connected. None of these services or appliances have been tested by the agents

FIXTURES & FITTINGS

Every effort has been made to omit any fixtures belonging to the Vendor in the description of the property and the property is sold subject to the Vendor's right to the removal of, or payment for, as the case may be, any such fittings etc whether mentioned in these particulars or not.

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	74	80
(55-68) D		
(39-54) E		
(21-38) F		
(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	74	82
(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