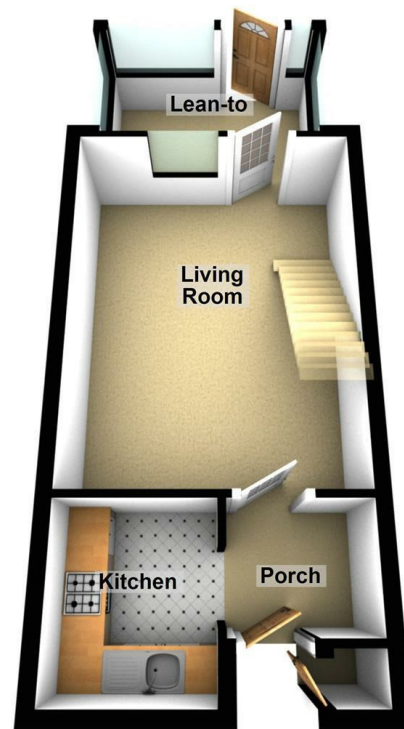


Ground Floor



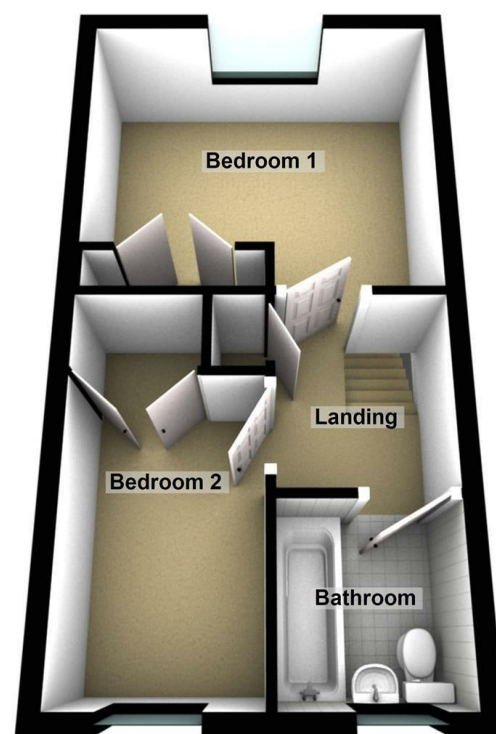
PORCH

KITCHEN

LIVING ROOM

LEAN-TO

First Floor



FIRST FLOOR LANDING

BEDROOM 1

BEDROOM 2

BATHROOM

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

Wh
WOODCOCK HOLMES

woodcockholmes.co.uk



6 Hexham Court

Peterborough, PE1 5NN

£154,995



6 Hexham Court

Peterborough

PE1 5NN

Offered with no forward chain, this freehold home is ideally located close to Peterborough City Centre, perfect for first-time buyers or investors. Benefits include allocated parking, a private low-maintenance garden, modern kitchen, two bedrooms with fitted wardrobes, and a three-piece bathroom.

- AVAILABLE WITH NO FORWARD CHAIN
- TWO BEDROOMS
- CLOSE TO PETERBOROUGH CITY CENTRE
- MODERN FITTED KITCHEN
- ALLOCATED PARKING TO THE FRONT
- PRIVATE REAR GARDEN
- UPVC DOUBLE GLAZED
- CALL OUR OFFICE TO VIEW

Viewings: By appointment

£154,995

ENTRANCE PORCH
4'2" x 5'3"
Door to front, fitted worktop space, access to:

KITCHEN
UPVC double glazed window to front, fitted kitchen with a matching range of base and eye level untis, fitted worktops, splashback tiles, space for appliances.

LIVING ROOM
16'2" x 12'2"
UPVC window and door to rear, fitted carpet, feature fireplace, stairs to first floor.

LEAN-TO
Glass construction, tiled flooring, door to garden.

FIRST FLOOR LANDING
Fitted carpet, airing cupboard, access to:

BEDROOM 1
10'9" x 12'2"
UPVC double glazed window to rear, fitted carpet, fitted double wardrobe.

BEDROOM 2
9'4" x 5'8"
UPVC double glazed window to front, fitted carpet, fitted wardrobe.



BATHROOM
5'10" x 5'4"
Obscure uPVC double glazed window to front, fitted three piece suite with WC, wash hand basin, bath with shower over and splashback tiles.

OUTSIDE
Allocated parking to the front of the property. Gravelled front with path leading to the front door. The rear garden is enclosed by timber fencing, laid with patio.

COUNCIL TAX/TENURE/EPC
Tenure (FREEHOLD), council tax band (A), and EPC (D) 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) A		
(81-91) B		85
(69-80) C		
(55-68) D	58	
(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