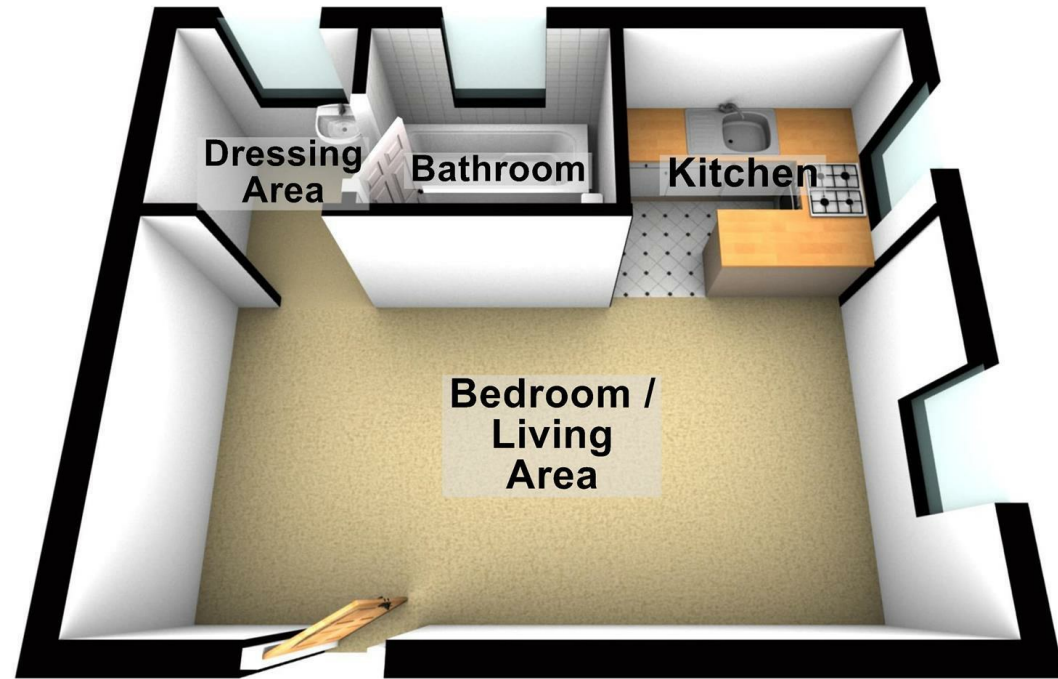


Floor Plan



COMMUNAL AREA

LIVING / BEDROOM SPACE

KITCHEN

DRESSING AREA

BATHROOM

woodcockholmes.co.uk



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



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.

57 Somerville
Werrington, Peterborough, PE4 5BB
£55,000



57 Somerville Werrington, Peterborough PE4 5BB

AVAILABLE TO INVESTMENT BUYERS ONLY, SITTING TENANT IN THE PROPERTY. A great investment opportunity, this ground floor studio is in the popular Werrington area, just North of Peterborough.. For more information on the property, rental information or lease details, please call 01733 303111.

- INVESTORS ONLY
- SITTING TENANT
- GROUND FLOOR
- STUDIO
- OPEN PLAN
- POPULAR LOCATION
- IN NEED OF MODERNISATION
- GREAT INVESTMENT OPPORTUNITY

Viewings: By appointment
£55,000

COMMUNAL AREA

Communal door to front, access to studio.

OPEN LIVING / BEDROOM AREA

8'9" x 17'9"

Window to front, main door to side, carpeted, fitted storage either side of a fold-down bed.

KITCHEN

4'8" x 6'10"

Window to front. Base and eye level units with fitted worktop, sink, space for washing machine, space for fridge, space for electric oven.

DRESSING AREA

Window to side and wash hand basin.

BATHROOM

Two piece suite with bath and two level WC, window to side.

OUTSIDE

Communal parking and outside space.

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 has other facilities including the William Law Primary School and Ken Stimpson Secondary School, fish and chip shop, barbers, hairdressers and much more.



TENURE

Leasehold. Call 01733 303111 for information.

SERVICES


Mains water, 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		81
(69-80) C		
(55-68) D	62	
(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		69
(55-68) D		
(39-54) E	49	
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales EU Directive 2002/91/EC 