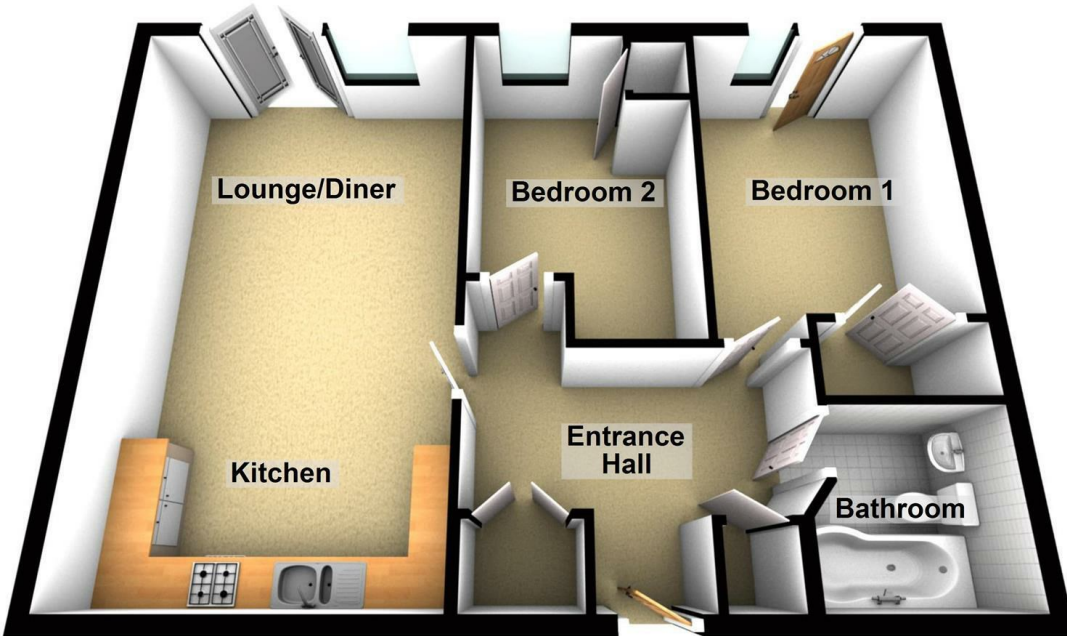


**Floor Plan**



COMMUNAL AREA

ENTRANCE HALL

LIVING ROOM

KITCHEN

BALCONY

BEDROOM 1

BEDROOM 2

BATHROOM



**Woodcock Holmes**  
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 01733 303111  
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**rightmove**  
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**The Property Ombudsman**

**Zoopla**

**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.

**17 James Avenue**  
 Peterborough, PE1 5BL  
 £135,000



**17 James Avenue  
Peterborough  
PE1 5BL**

A stylish, modern, ground-floor apartment with access to outdoor space to the rear and within walking distance to Peterborough city centre. Available with No Forward Chain, benefitting from double glazing, gas central heating, two bedrooms, bathroom, kitchen/living room, outdoor space, and allocated parking.

- GROUND FLOOR APARTMENT
- CLOSE TO PETERBOROUGH CITY CENTRE
- GREAT INVESTMENT
- PERFECT FIRST TIME BUY
- MODERN APARTMENT
- TWO BEDROOMS
- PARKING
- GAS CENTRAL HEATING
- OPEN LIVING SPACE
- CALL 01733 303111 FOR A VIEWING

Viewings: By appointment  
£135,000

**COMMUNAL AREA**

Door to front, access via an intercom system. Communal area with carpet leading to the apartment.

**HALLWAY**

Door to front, fitted carpet, storage cupboard, and airing cupboard.

**LIVING AREA**

15'5" x 12'9"  
UPVC double glazed doors and window to rear leading outside. Fitted carpet, radiator, TV point, open to:

**KITCHEN**

6'1" x 12'9"  
Fitted with a matching range of base and eye level units, fitted worktops, integrated fridge freezer, integrated washing machine, built-in electric oven with four ring hob above, splashguard behind and extractor fan over, fitted sink drainer.

**BEDROOM 1**

12" x 9'6"  
UPVC window to rear, fitted carpet, radiator, built-in double wardrobe.

**BEDROOM 2**

12'11" max x 8'6"  
UPVC double glazed window to rear, fitted carpet, radiator, built-in wardrobe.



**BATHROOM**

6'10" x 5'9"  
Three-piece suite with low-level WC, pedestal wash hand basin, half tiled splashback wall behind, bath with shower over, shower guard, and fully tiled walls. Chrome towel rack style radiator, extractor fan.

**OUTSIDE**

Access via double doors from the living area, laid to lawn. Allocated parking space.

**SURROUNDING AREA**

Peterborough is a Cathedral City with good rail and road network links. The property is situated within close proximity of the City Centre, Queensgate Shopping Centre, Railway Station and many more facilities. Good schooling, bus stop, dentists and doctors are all nearby with Ferry Meadows a short drive away

**TENURE**

Leasehold.

**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) <b>A</b>		
(81-91) <b>B</b>	<b>81</b>	<b>81</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 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		

**England & Wales** EU Directive 2002/91/EC