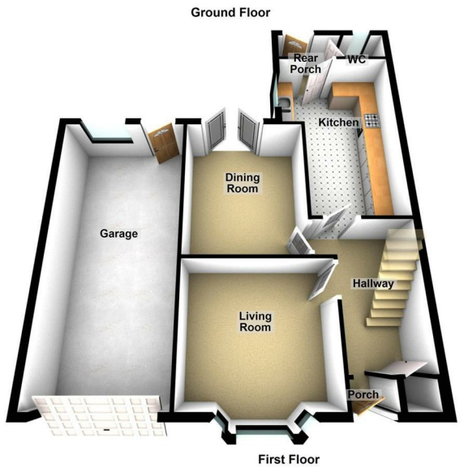
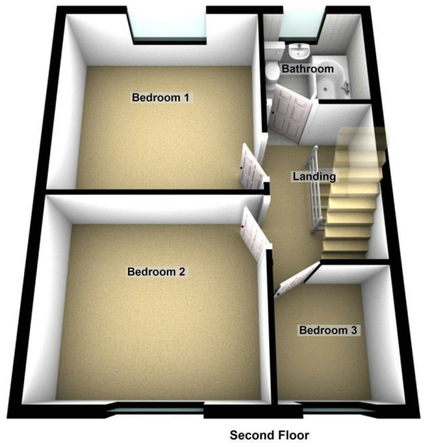
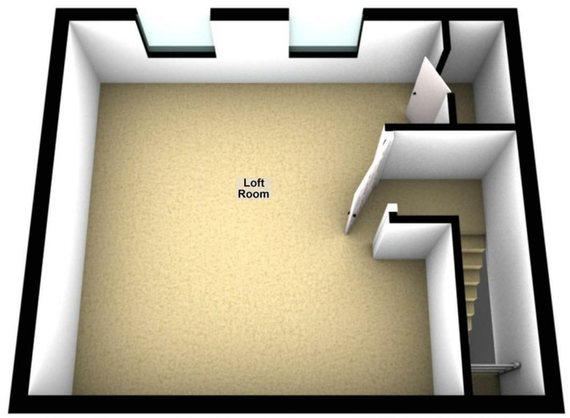
Ground Floor



First Floor



Second Floor



FRONT PORCH

HALLWAY

LIVING ROOM

DINING ROOM

KITCHEN

REAR PORCH

TWO-PIECE CLOAKROOM

FIRST FLOOR LANDING

BEDROOM 1

BEDROOM 2

BEDROOM 3

FAMILY BATHROOM

SECOND FLOOR LANDING

LOFT ROOM

GARAGE

Woodcock Holmes
20a Tesla Court, Innovation Way, Peterborough PE2 6FL

01733 303111
info@woodcockholmes.co.uk

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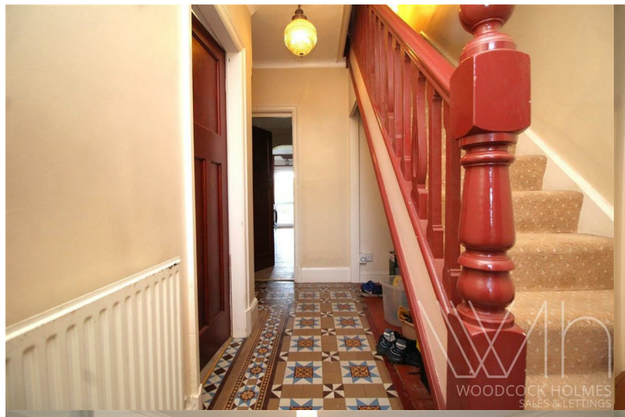
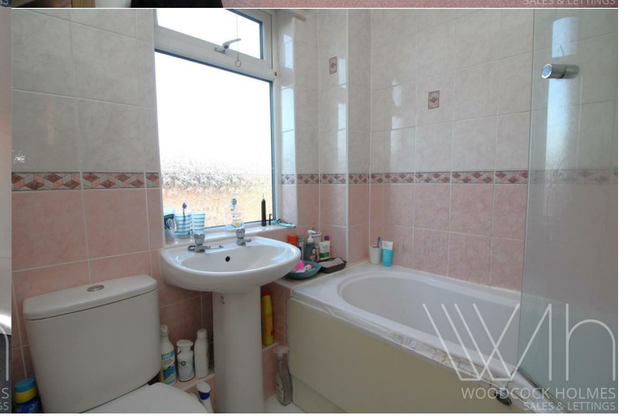
These particulars do not constitute part or all of an offer of contract. The measurements are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to re-check measurements before committing to any expense. Woodcock Holmes have not tested any apparatus, equipment,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

Oxford Road

Peterborough, PE1 3BL

£295,000





Oxford Road
Peterborough
PE1 3BL

Spacious detached family home ideally located close to Peterborough City Centre and just two miles from the train station, offering generous living accommodation throughout. Benefits include off-road parking, an extended kitchen, versatile loft room, enclosed garden and solar panels, making it ideal for long-term family living.

- EXTENDED DETACHED PROPERTY
- CLOSE TO PETERBOROUGH CENTRE AND STATION
- IDEAL FAMILY HOME
- TWO RECEPTION ROOMS
- DOWNSTAIRS CLOAKROOM
- OFF ROAD PARKING AND GARAGE
- GOOD SIZED PRIVATE REAR GARDEN
- UPVC DOUBLE GLAZED AND GAS CENTRAL HEATING

Viewings: By appointment
£295,000

FRONT PORCH
Door to front, access to hallway.

HALLWAY
12'5" x 5'9"
Tiled flooring, stairs to first floor, radiator, storage cupboard.

LIVING ROOM
11'3" x 12'4"
UPVC double glazed bay window to front, fitted carpet, radiator.

DINING ROOM
UPVC double glazed French doors to rear, fitted laminate flooring, radiator.

KITCHEN
16'4" x 8"
UPVC double glazed window to side, door to rear leading to the rear porch. Fitted kitchen with a matching range of base and eye level units, fitted worktops, splashback tiles behind, fitted oven and grill, fitted hob with extractor fan over, fitted 1 1/2 bowl sink drainer.

REAR LOBBY
Door to rear, window to rear, access to garden and:

TWO-PIECE CLOAKROOM
Window to rear, two piece suite with WC and wash hand basin.

FIRST FLOOR LANDING
Fitted carpet, stairs to second floor, access to:

BEDROOM 1
12'4" x 12'4"
UPVC double glazed window to rear, fitted carpet, radiator.

BEDROOM 2
11'2" x 10'10"
UPVC double glazed window to front, fitted carpet, radiator.

BEDROOM 3
7'2" x 6'6"
UPVC double glazed window to front, fitted carpet, radiator.

FAMILY BATHROOM
6'2" x 5'8"
Obscure uPVC double glazed window to rear, fitted three piece with WC, wash hand basin, WC, tiled surround, radiator.

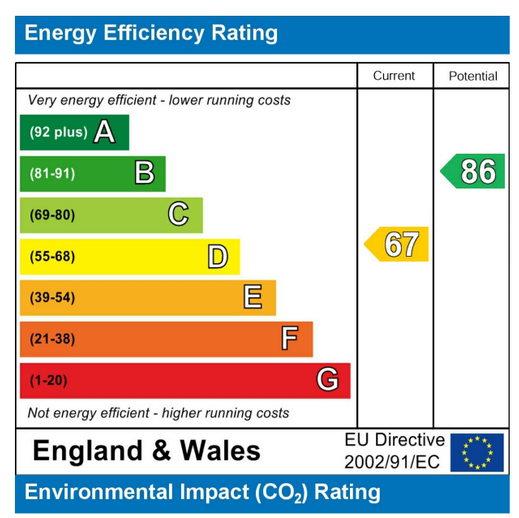
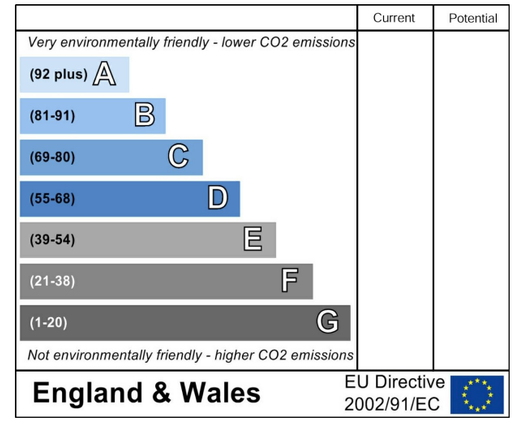
SECOND FLOOR LANDING
Carpeted, door to:

LOFT ROOM
16'1" x 13'8" max
x2 Velux windows to rear, fitted carpet, store space into eaves,

OUTSIDE
Off road parking for one vehicle to the front of the property in front of the garage. The garage has an up and over door to front, with single door and window to rear leading to the garden. The garden offers a paved patio area suitable for garden furniture and barbecues. There is single-door access into the garage from the garden. The remainder of the garden is mainly laid to lawn with a variety of shrubs, trees and a shed positioned to the rear, all enclosed by timber fencing.

COUNCIL TAX/TENURE/EPC
Tenure (FREEHOLD), council tax band (C), 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.

INVESTMENT INFORMATION
If you are considering this property for 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.