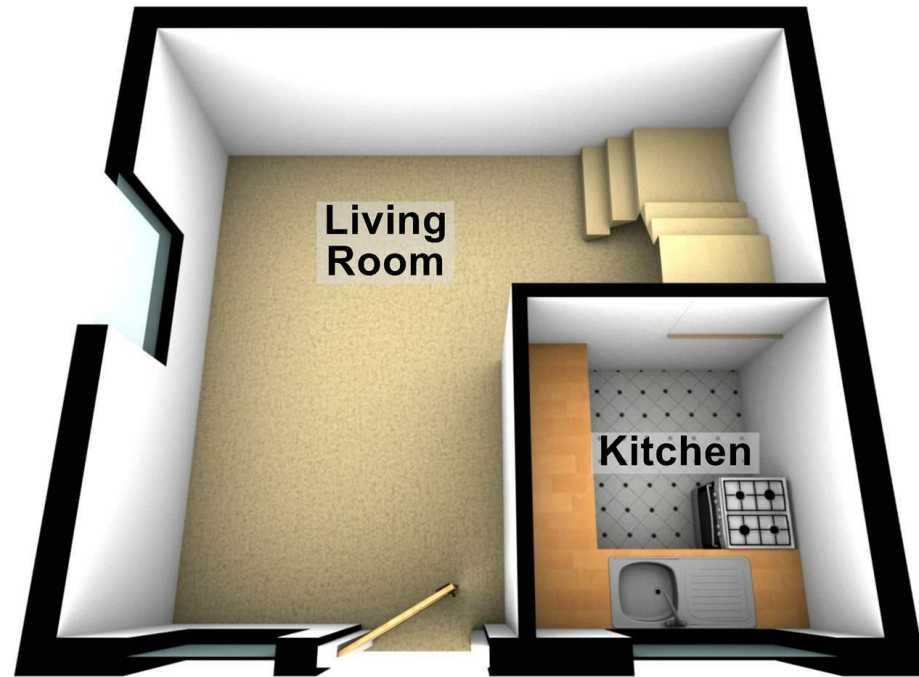


## Ground Floor



LIVING ROOM

KITCHEN

## First Floor



LANDING

BEDROOM

BATHROOM

woodcockholmes.co.uk

**WH**  
WOODCOCK HOLMES



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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.

**1 Wainwright**  
Peterborough, PE4 5AG  
£125,000



## 1 Wainwright Peterborough PE4 5AG

Ideal for first-time buyers or investors, this recently redecorated one-bedroom home in Werrington offers a bright living space, fitted kitchen, private garden, allocated parking, and is available with no forward chain.

- AVAILABLE WITH NO FORWARD CHAIN
- FREEHOLD TERRACE HOUSE
- POPULAR WERRINGTON LOCATION
- PRIVATE FRONT GARDEN AREA
- ALLOCATED PARKING TO SIDE OF THE PROPERTY
- DOUBLE BEDROOM WITH BUILT IN WARDROBE SPACE
- UPVC DOUBLE GLAZED THROUGHOUT
- L-SHAPED LIVING SPACE WITH STYLISH SPIRAL STAIRCASE
- IDEAL FOR FIRST TIME BUYERS
- CALL OUR OFFICE TO ARRANGE A VIEWING

Viewings: By appointment  
£125,000

### LIVING ROOM

12'5" x 15'4"  
UPVC double glazed window to front, uPVC double glazed window to front and side, fitted carpet, electric heater, spiral stairs case to first floor, access to kitchen.

### KITCHEN

5'5" x 6'2"  
UPVC double glazed window to front, fitted kitchen with a matching range of base and eye level units, fitted worktops, splashback tiles behind, fitted sink drainer, space for appliances.

### LANDING

Fitted carpet, access to:

### BEDROOM

12'5" x 7'10"  
UPVC double glazed window to front and side, fitted carpet, electric heater, airing cupboard, built in wardrobe.

### BATHROOM

5'2" x 6'10" max  
Obscure uPVC double glazed window to front, fitted three-piece suite with WC, wash hand basin, bath with shower over, tiled surround.

### OUTSIDE

Allocated parking in car park to the side of the property. Front garden space, access via a wooden gate and bordered by hedges, the garden is mainly laid to lawn with trees, path leading to the side and front of the property where you will find a meter cupboard with storage and access to the home.

### COUNCIL TAX/TENURE/EPC

Tenure, council tax band, and EPC 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) <b>A</b>  |           |                         |
| (81-91) <b>B</b>  |           |                         |
| (69-80) <b>C</b>  |           | <b>75</b>               |
| (55-68) <b>D</b>  |           |                         |
| (39-54) <b>E</b>  | <b>44</b> |                         |
| (21-38) <b>F</b>  |           |                         |
| (1-20) <b>G</b>   |           |                         |
| Not energy efficient - higher running costs                     |           |                         |
| <b>England &amp; Wales</b>                                      |           | 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 |           |                         |
| <b>England &amp; Wales</b>                                      |           | EU Directive 2002/91/EC |