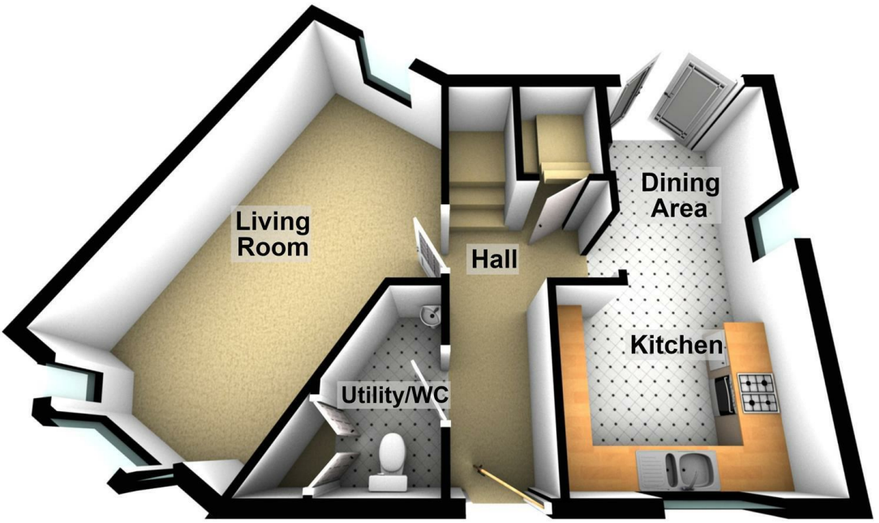
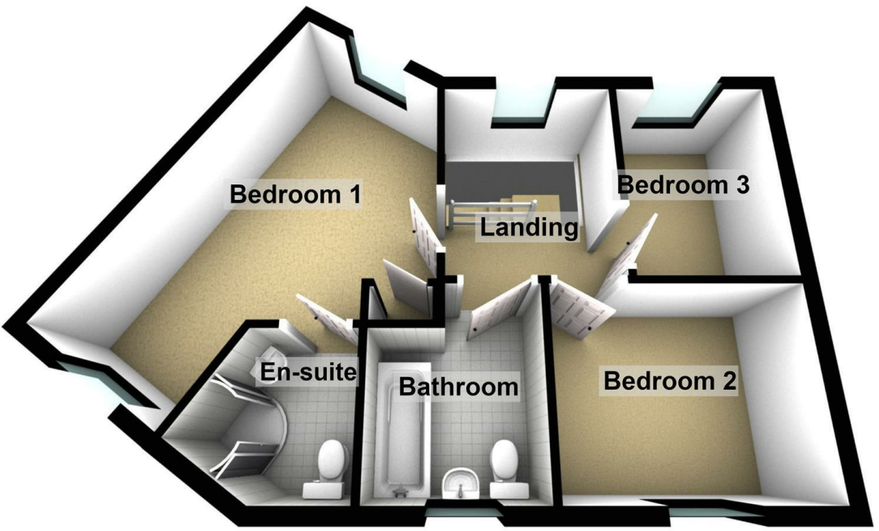
Ground Floor



First Floor



HALLWAY

UTILITY/WC

LIVING ROOM

KITCHEN DINER

LANDING

BEDROOM 1

ENSUITE

BEDROOM 2

BEDROOM 3

BATHROOM

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

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





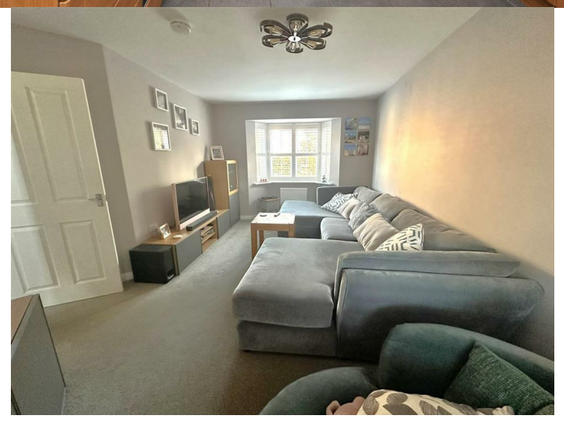
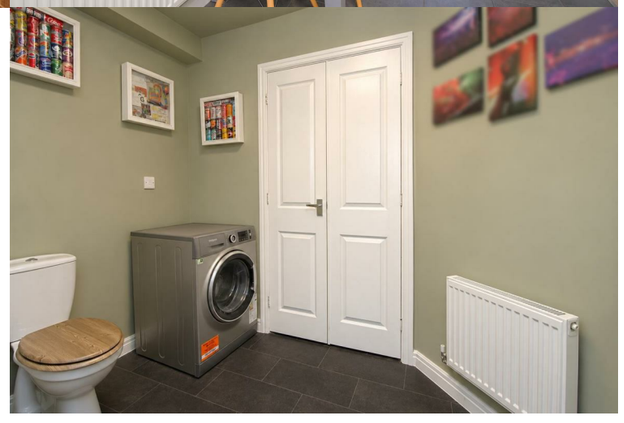


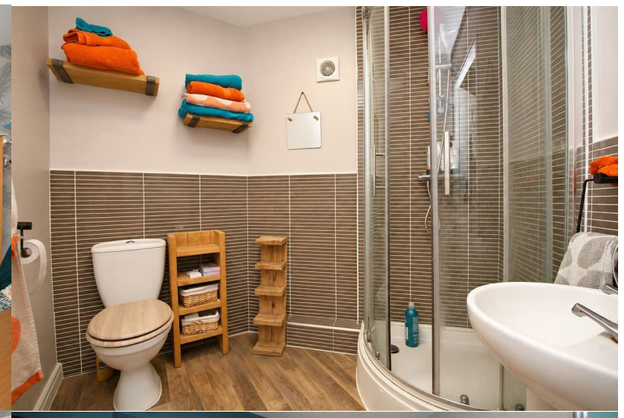
16 Kilbride Way

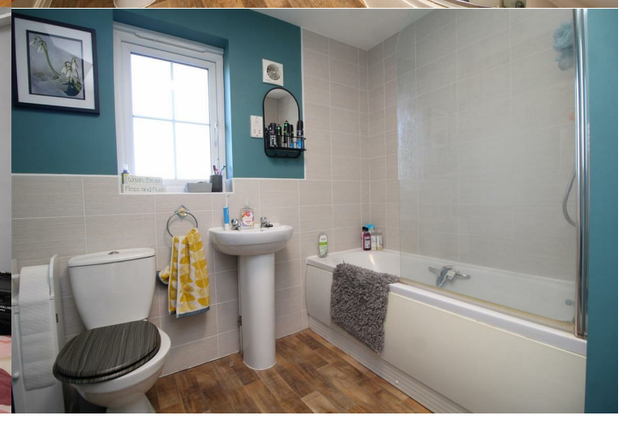
Peterborough, PE2 6SX

£240,000







16 Kilbride Way
Peterborough
PE2 6SX

A modern three-bedroom Jelson-built semi-detached home, ideal for families, offering an en-suite, kitchen/diner, utility/WC, private driveway and enclosed low-maintenance rear garden, conveniently located close to local amenities, schools, the A1 and Ferry Meadows Country Park!

- MODERN FAMILY HOME
- EASY ACCESS TO A1 MOTOR WAY AND TRAVEL LINKS
- SPACIOUS LIVING ROOM WITH DUAL ASPECT WINDOWS
- MODERN KTICHEN DINER WITH FRENCH DOORS LEADING TO THE GARDEN
- DOWNSTAIRS UTILITY ROOM/WC WITH FITTED STORAGE
- SPACIOUS MAIN BEDROOM WITH SHOWER ROOM ENSUITE
- OFF ROAD PARKING AND FRONT GARDEN SPACE
- ENCLOSED REAR GARDEN WITH DECKING AND ARTIFICIAL GRASS
- JELSON BUILT STYLISH SEMI-DETACHED HOUSE
- IDEAL FAMILY HOME

Viewings: By appointment
£240,000

HALLWAY
Door to front, stairs to first floor, storage cupboard under, access to:

LIVING ROOM
17'2" max x 10'4"
Bay window to front, window to rear, fitted carpet, radiator.

UTILITY ROOM/WC
Fitted WC, wahs hand basin, plumbing and space for washing machine, radiator, storage cupboard.

KITCHEN/DINER
Window to front and side, French doors to rear leading to the garden, dining space with radiator, fitted kitchen with a matching range of base and eye level units, fitted worktops, splashback tiles, fitted sink drainer, oven, four ring hob, space for appliances.

FIRST FLOOR LANDING
Window to rear, fitted carpet, access to:

BEDROOM 1
17'3" max x 10'11"
Window to front and rear, fitted carpet, radiator, access to ensuite:

ENSUITE
Three piece suite with WC, wash hand basin, shower cubicle, radiator.

BEDROOM 2
10" x 7'8"
Window to front, fitted carpet, radiator.

BEDROOM 3
9'2" x 6'9"
Window to rear, fitted carpet, radiator.

BATHROOM
Obscure window to front. Three piece suite with WC, wash hand basin, bath, radiator.

OUTSIDE
Front garden space, laid with gravel and hedges, driveway to the side of the home with a single gate leading to the rear garden. The rear garden is enclosed by timber fencing, laid with patio, decking and artificial grass.

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.

