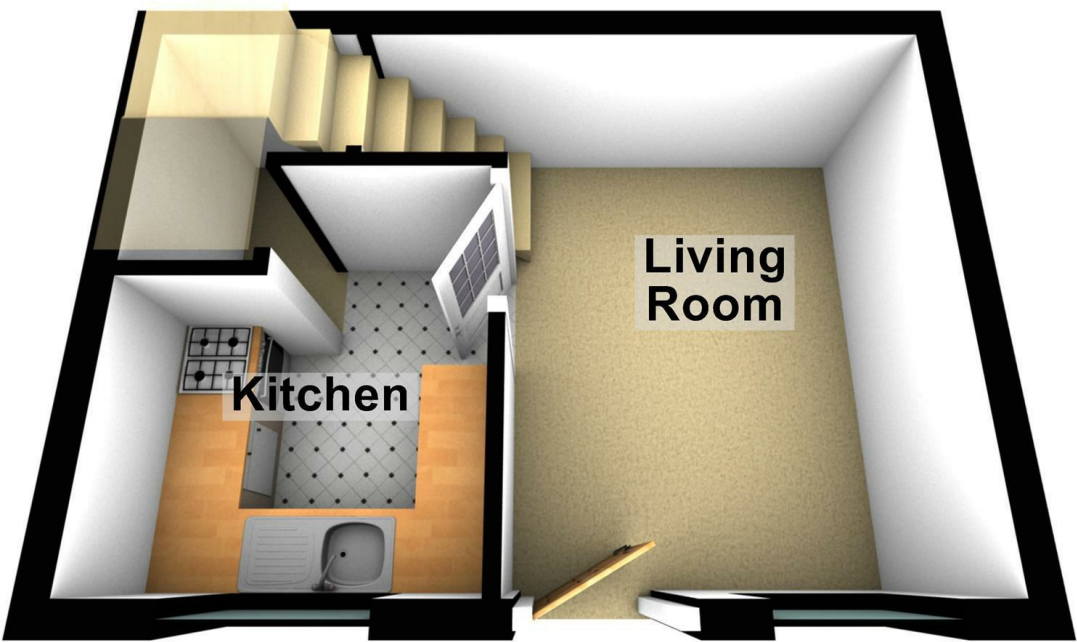


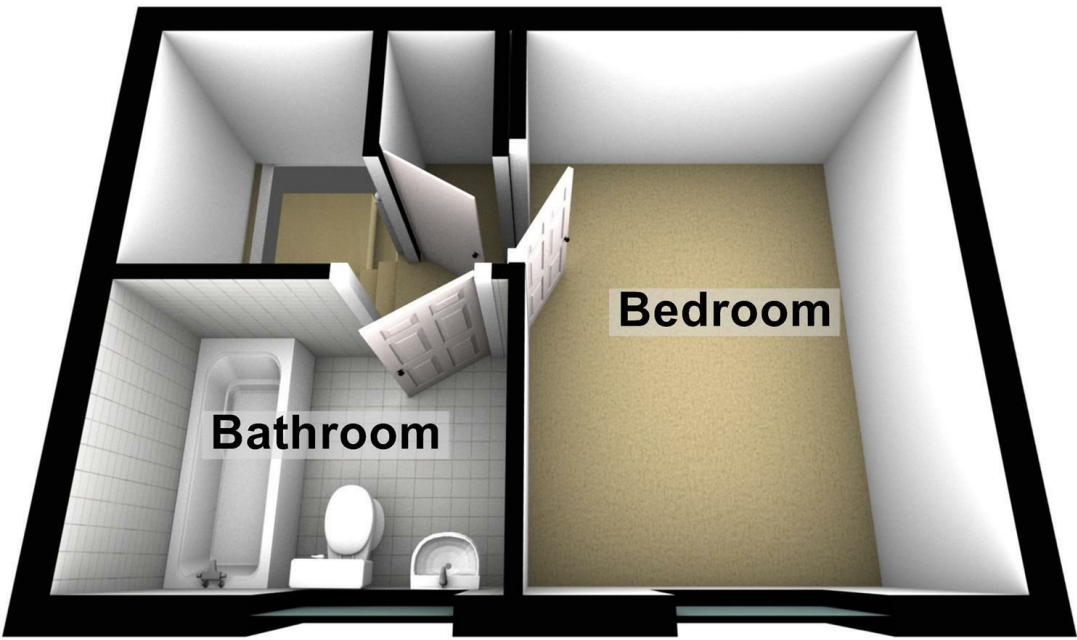
Ground Floor



LIVING ROOM

KITCHEN

First Floor



FIRST FLOOR LANDING

BEDROOM

BATHROOM



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

01733 303111
info@woodcockholmes.co.uk

rightmove
find your happy

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.

37 Cranemore
Peterborough, PE4 5AJ
£139,995

woodcockholmes.co.uk

Wh
WOODCOCK HOLMES



37 Cranemore
Peterborough
PE4 5AJ

Situated in the popular Werrington area of Peterborough, this stylish and modern one-bedroom freehold house is presented in good condition throughout and is ideal for first-time buyers or investors.

- AVAILABLE WITH NO FORWARD CHAIN
- GOOD CONDITION THROUGHOUT
- MODERN FITTED KITCHEN
- STYLISH THREE-PIECE BATHROOM
- ALLOCATED PARKING SPACE
- UPVC DOUBLE GLAZED
- DOUBLE BEDROOM
- POPULAR LOCATION

Viewings: By appointment
£139,995

LIVING ROOM

9'3" x 12"
UPVC double glazed window to front, composite door to front,, wall mounted electric fire, fitted carpet, stairs to first floor, access to kitchen:

KITCHEN

7'5" x 8'8" max
UPVC double glazed window to front, single drainer stainless steel sink unit with mixer tap above and cupboards under, further range of base and eye level units, plumbing for automatic washing machine, electric cooker point with free standing cooker, space for fridge, under stairs storage cupboard.

FIRST FLOOR LANDING

Fitted carpet, airing cupboard, access to;

BEDROOM

12" x 9'3"
UPVC double glazed window to front, fitted carpet, loft access, wall mounted gas heater.

BATHROOM

5'6" x 7'6" max
Obscure uPVC double glazed window to front, three piece suite comprising of a WC, wash hand basin and bath with mixer tap above and shower attachment plus electric shower above, tiled surround.



OUTSIDE

Gravelled garden front with path leading to the composite front door. There is allocated parking to the rear of the property, access via the side of the house. There is an additional allocated outdoor store area currently with a freestanding metal shed for storage.

COUNCIL TAX/TENURE/EPC


Tenure (FREEHOLD), council tax band (A), 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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			90
(81-91) B			
(69-80) C			
(55-68) D		56	
(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		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		EU Directive 2002/91/EC