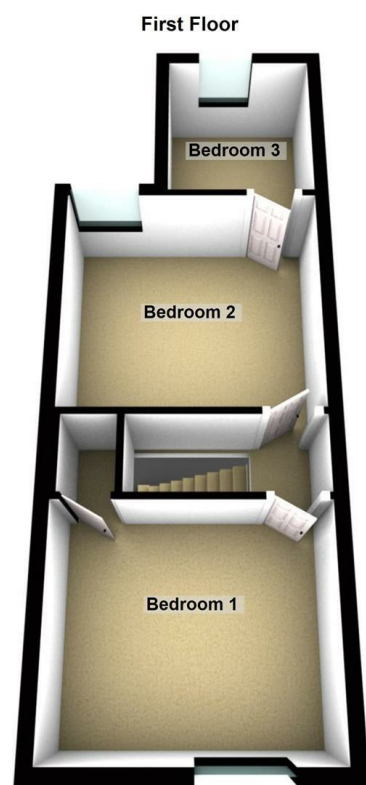
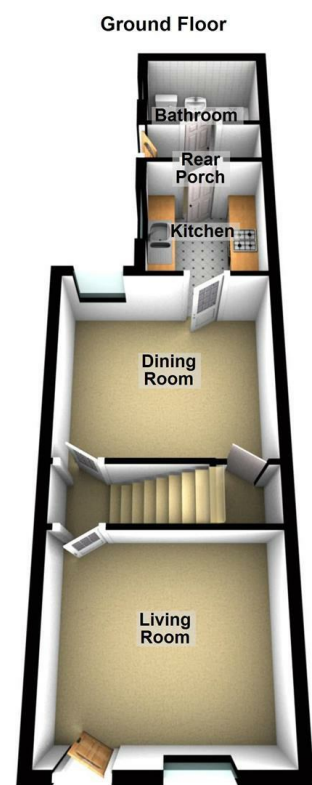




LIVING ROOM
DINING ROOM
KITCHEN
REAR LOBBY
BATHROOM
FIRST FLOOR LANDING
BEDROOM 1
BEDROOM 2
BEDROOM 3



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

Holdich Street
Peterborough, PE3 6DH
£190,000



Holdich Street
Peterborough
PE3 6DH

Available with no forward chain, this recently renovated mid-terrace property is perfect for commuters and investment buyers seeking a freehold property within walking distance of Peterborough train station (0.6 miles away).

• RECENTLY RENOVATED THROUGHOUT

• NO FORWARD CHAIN

• NEW FITTED KITCHEN

• THREE BEDROOMS

• TWO RECEPTION ROOMS

• 0.6 MILES FROM PETERBOROUGH TRAIN STATION

• WALKING DISTANCE TO PETERBOROUGH CITY CENTRE

• UPVC DOUBLE GLAZED

• GAS CENTRAL HEATING

• IDEAL FOR COMMUTERS

Viewings: By appointment

£190,000

LIVING ROOM

10'6" x 11'9"

UPVC door and uPVC double glazed window to front, fitted carpet, radiator, door to inner lobby with stairs leading to the first floor, access to dining room:

DINING ROOM

10'6" x 11'9"

UPVC double glazed window to rear, radiator, under stairs storage cupboard.

KITCHEN

7'7" x 7"

UPVC double glazed window to side, newly fitted kitchen built with a matching range of base and eye level units with fitted worktops and splashback tiles behind, fitted sink drainer, fitted oven, fitted hobs, space for appliances.

REAR LOBBY

UPVC door to side leading into the rear garden.

BATHROOM

4'10" x 7"

Obscure uPVC double glazed window to side, three piece suite with WC, wash hand basin, bath.

BEDROOM 1

10'6" x 11'9"

UPVC double glazed window to front, fitted carpet, radiator, built in storage cupboard/wardrobe.

BEDROOM 2

10'6" x 11'1"

UPVC double glazed window to rear, fitted carpet, radiator, access to bedroom 3.

BEDROOM 3

7'1" x 7"

UPVC double glazed window to rear, fitted carpet, radiator, wall mounted gas central heating boiler.

OUTSIDE

Enclosed rear garden bordered by timber fencing, mainly laid to gravel with gated rear access.

TENURE & TAX BAND

Freehold. Tax band A - Peterborough City Centre.

SERVICES

Mains water, electricity, gas and drainage are all connected. None of these services or appliances have been tested by the agents.

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. All descriptions, dimensions, warranties, reference to condition or presentation or indeed permissions for usage and occupation should be checked and verified by yourself or any appointed third party, advisor or conveyancer. None of the appliances, services or equipment described or shown have been tested.

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) A		
(81-91) B		80
(69-80) C		
(55-68) D	62	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England & Wales

EU Directive 2002/91/EC

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO2 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 CO2 emissions		

England & Wales

EU Directive 2002/91/EC