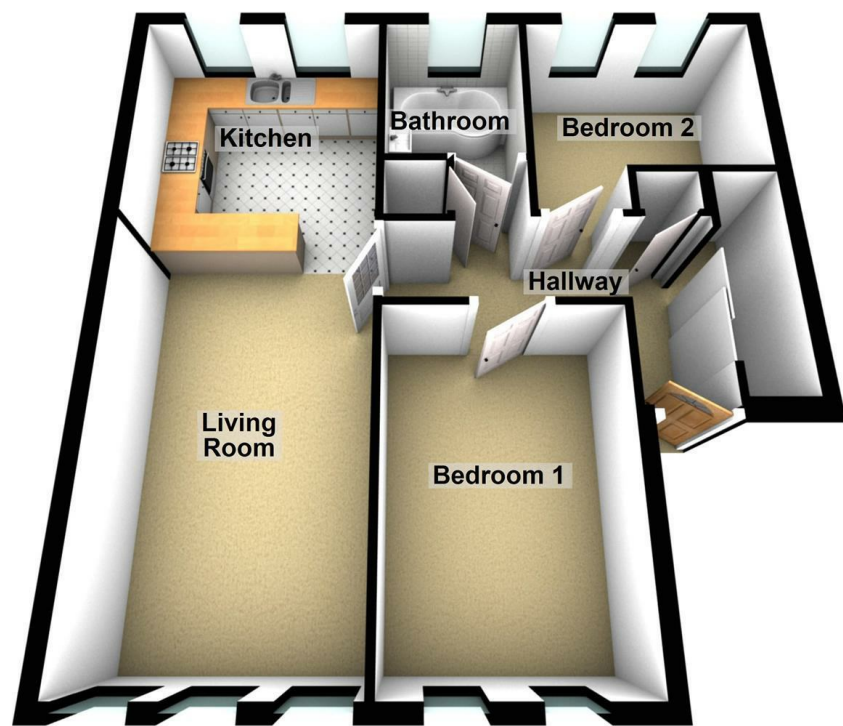


Floor Plan



ENTRANCE HALL

LIVING ROOM

KITCHEN

BEDROOM 1

BEDROOM 2

BATHROOM

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Woodcock Holmes

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

78 Gatenby
Werrington, Peterborough, PE4 6JR
£125,000



78 Gatenby Werrington, Peterborough PE4 6JR

A spacious top-floor two-bedroom flat in Gatenby, Werrington, offered with no forward chain. It features a 26ft open-plan living/kitchen area, modern bathroom and great storage. Ideally located within walking distance of shops, amenities and bus routes—perfect for first-time buyers or investors.

- NO FORWARD CHAIN
- 105 YEAR LEASE
- TWO BEDROOMS
- OPEN PLAN KITCHEN LIVING ROOM
- WALKING DISTANCE TO BUS ROUTE AND LOCAL SHOPS
- IDEAL FIRST TIME BUY OR INVESTMENT PROPERTY
- UPVC DOUBLE GLAZED AND GAS CENTRAL HEATING
- CALL OUR OFFICE TO ARRANGE A VIEWING

Viewings: By appointment
£125,000

ENTRANCE HALL

Door to front, fitted carpet, airing cupboard, storage cupboard, double store cupboard with sliding door, access to:

LIVING ROOM

16'10" x 9'11"
x3 uPVC double glazed windows to front, fitted carpet, radiator, open to kitchen area.

KITCHEN

9'3" x 9'11"
x2 uPVC double glazed windows to rear, fitted kitchen with a matching range of base and eye level units, fitted worktops, splashback tiles behind, fitted 1 1/2 bowl sink drainer, fitted oven, fitted four ring hob, extractor above, space for appliances.

BEDROOM 1

13'1" x 8'11"
x2 uPVC double glazed windows to front, fitted carpet, radiator.

BEDROOM 2

7'2" x 9'7"
x2 uPVC double glazed windows to rear, fitted carpet, radiator.

BATHROOM

6'7" x 5'8"
Obscure uPVC double glazed window to rear, fitted three piece suite with WC, wash hand basin, p-shaped bath with shower fitting over and splashback tiled surround, radiator.

OUTSIDE

Communal parking surround, communal drying area, x2 secure access doors with fob and buzzer entry leading to the communal entrance hall with stairs leading up to the apartment on the first/top floor.

COUNCIL TAX/TENURE/EPC

Leasehold (105 years remaining), council tax band A, and EPC rating C, details are provided by the vendor or relevant authority and should be verified by prospective buyers.

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.

SERVICES

Services, systems, and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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.

| Energy Efficiency Rating | | |
|-----------------------------------------------------------------|---------|-------------------------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | 77 | 79 |
| (55-68) D | | |
| (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 | 79 | 82 |
| (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 |