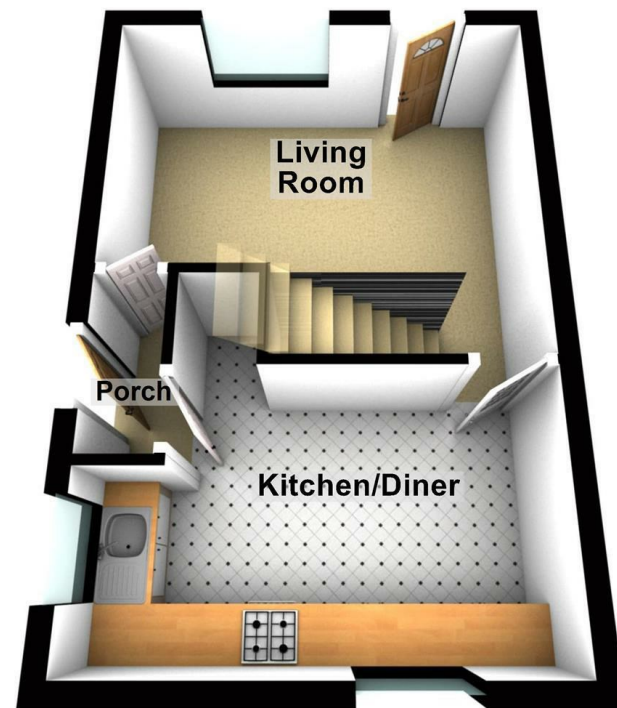


Ground Floor

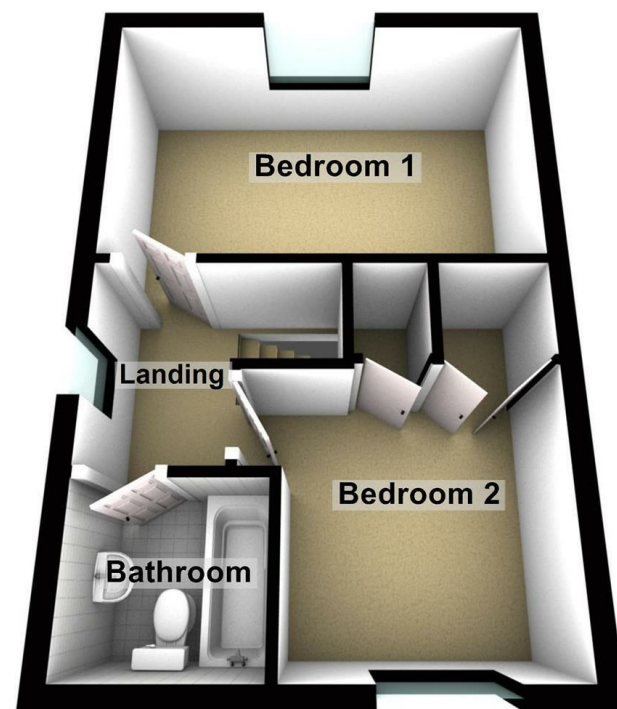


ENTRANCE PORCH

KITCHEN DINER

LIVING ROOM

First Floor



BEDROOM 1

BEDROOM 2

BATHROOM

SINGLE GARAGE

Woodcock Holmes

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

01733 303111

info@woodcockholmes.co.uk

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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.

Wh
WOODCOCK HOLMES

woodcockholmes.co.uk



5 Juniper Crescent
Longthorpe, Peterborough, PE3 9QY
£190,000



5 Juniper Crescent
Longthorpe, Peterborough
PE3 9QY

This end-terrace property in the sought-after area of Longthorpe, Peterborough, offers a fantastic opportunity for first-time buyers and investors.

• NO FORWARD CHAIN

• POPULAR LONGTHORPE AREA

• SINGLE GARAGE AND PARKING

• TWO BEDROOMS

• PRIVATE ENCLOSED REAR GARDEN

• CUL-DE-SAC LOCATION

• EASY ACCESS TO TRAVEL LINKS AND THE A47

• CLOSE TO PETERBOROUGH HOSPITAL

• UPVC DOUBLE GLAZED

• GAS CENTRAL HEATING

Viewings: By appointment

£190,000

ENTRANCE PORCH

5'3" x 2"

UPVC door to side, access to living room and kitchen.

KITCHEN DINER

7'11" x 13'9"

UPVC double glazed window to front and side. Fitted kitchen with a matching range of base and eye level units, fitted sink drainer, space for appliances, store space under stairs.

LIVING ROOM

9'3" x 13'11"

UPVC double glazed window and single door to rear, fitted carpet, radiator.

FIRST FLOOR LANDING

UPVC double glazed window to side, fitted carpet, access to:

BEDROOM 1

9'3" x 13'9"

UPVC double glazed window to rear, laminate flooring, radiator.

BEDROOM 2

7'11" x 7'5"

UPVC double glazed window to front, laminate flooring, radiator, fitted storage and wardrobe.

BATHROOM

5'1" x 5'6"

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

OUTSIDE

To the rear of the property, you'll find a private garden, enclosed by fencing and mainly laid to lawn, providing a lovely outdoor space. The property also benefits from a brick-built garage, complete with an up-and-over door and parking to the front.

TENURE & TAX BAND

Freehold. Tax band B with Peterborough City Council.

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		90
(81-91) B		
(69-80) C	69	
(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		
(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