



LIVING ROOM

DINING ROOM

KITCHEN

LANDING

BEDROOM 1

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

Churchfield Road
Peterborough, PE4 6HE
£160,000



**Churchfield Road
Peterborough
PE4 6HE**

A well-presented, chain-free three-bedroom end-terrace freehold home with two reception rooms, a private enclosed garden, and convenient access to local schools, shops and amenities, ideal for families and first-time buyers.

- AVAILABLE WITH NO FORWARD CHAIN
- THREE BEDROOM
- TWO RECEPTION ROOMS
- GOOD SIZED PRIVATE REAR GARDEN
- UPVC DOUBLE GLAZED
- GAS CENTRAL HEATING
- IDEAL FOR FIRST TIME BUYERS
- CLOSE TO LOCAL SCHOOLS, AMENITIES AND BROTHERHOODS SHOPPING CENTRE

Viewings: By appointment
£160,000

LIVING ROOM

10'6" x 11'8"
UPVC door to front, uPVC double glazed bay window to front, fitted carpet, radiator, access to dining room.

DINING ROOM

13'8" x 11'8"
UPVC double glazed window to rear, fitted carpet, radiator, stairs to first floor.

KITCHEN

11'5" x 6'8"
UPVC door to side, uPVC double glazed window to side and rear, fitted kitchen with a matching range of base and eye level units, fitted worktops, splashback tiles, fitted oven, fitted hob, fitted sink drainer.

FIRST FLOOR LANDING

Fitted carpet, access to:

BEDROOM 1

10'7" x 11'8"
UPVC double glazed window to front, fitted carpet, radiator.

BEDROOM 2

7'11" X 6'8"
UPVC double glazed window to rear, fitted carpet, radiator.

BEDROOM 3

5'4" x 8'2"
UPVC double glazed window to rear, fitted carpet, radiator.

BATHROOM

4'7" x 8'3"
Obscure uPVC double glazed window to side, three piece suite with WC, wash hand basin, bath, radiator, store space over stairs bulkhead.

OUTSIDE

Enclosed rear garden, fitted with patio and lawn space, hedge border to one side.

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.

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.

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		85
(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 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