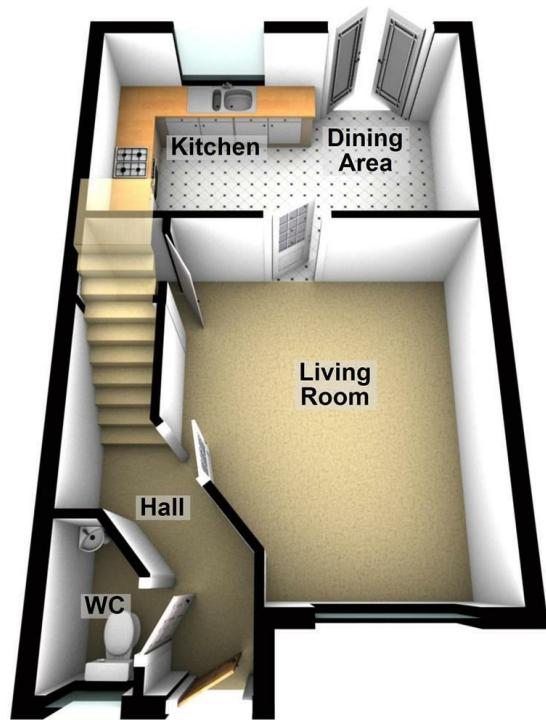


Ground Floor



ENTRANCE HALL

CLOAKROOM

LIVING ROOM

KITCHEN DINER

First Floor



LANDING

BEDROOM 1

ENSUITE SHOWER ROOM

BATHROOM

BEDROOM 2

BEDROOM 3



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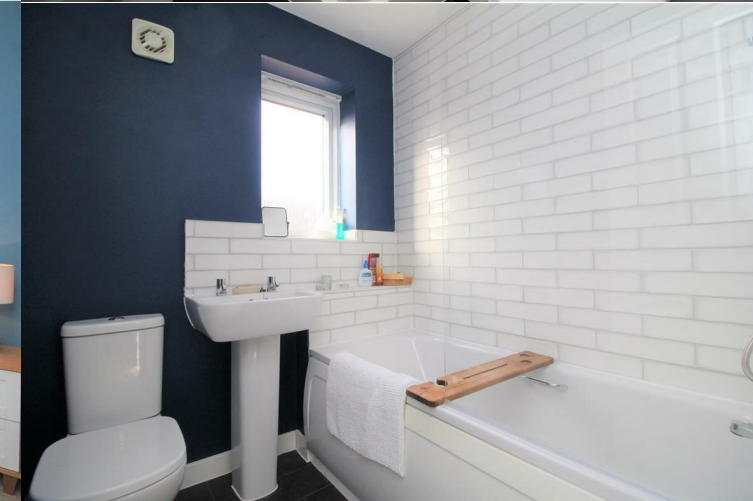


Woodcock Holmes
First Floor Offices, 4 Office Village
Hampton, Peterborough PE7 8GX
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These particulars do not constitute part or all of an offer of contract. The measurements are supplied for guidance only and as such must be considered incorrect. Potential 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.

95 Saxonbury Way
Peterborough, PE2 9EZ
£235,000



95 Saxonbury Way Peterborough PE2 9EZ

An immaculate semi-detached house in a cul-de-sac location within easy access to Peterborough City Centre and local amenities. Call our office on 01733 303111 to arrange a viewing.

- SEMI-DETACHED HOUSE
- CUL-DE-SAC LOCATION
- MODERN PROPERTY
- IDEAL FIRST TIME BUY
- THREE BEDROOMS
- EN-SUITE SHOWER ROOM
- KITCHEN DINER
- PARKING/DRIVE
- EASY ACCESS TO CITY CENTRE
- GOOD CONDITION THROUGHOUT

Viewings: By appointment
£235,000

ENTRANCE HALL

Composite door to front, fitted carpet, radiator, stairs to first floor, access to:

CLOAKROOM

Obscure uPVC double glazed window to front, fitted suite with low level WC and wash hand basin, radiator.

LIVING ROOM

14'2" x 12'1"
UPVC double glazed window to front and side. Fitted carpet, radiator x2, storage under stairs, TV and telephone point.

KITCHEN DINER

8'10" x 15'3"
UPVC double glazed window and uPVC double-glazed French doors to the rear. The kitchen is fitted with a matching range of base and eye level units with fitted worktops, a built-in electric oven, four ring gas hob over, a splashback guard behind and extractor fan fitted above, fitted 1 1/2 bowl stainless steel sink drainer, space for washing machine, space for dishwasher, space for fridge freezer, radiator, space for a dining set.

LANDING

Fitted carpet, loft access, storage.

BEDROOM 1

9'6" x 12"
UPVC double-glazed window to front, fitted carpet, radiator, storage cupboard over the stairs bulkhead, access to ensuite:

ENSUITE SHOWER ROOM

Obscure uPVC double glazed window to front. Three-piece suite with low level WC, pedestal wash hand basin, shower quadrant, radiator, extractor fan, tiling.

FAMILY BATHROOM

5'11" x 6"
Obscure uPVC double glazed window to side Three-piece suite with low level WC, pedestal wash hand basin, bath with shower attachment over and fully tiled wall surround. shower screen guard, radiator, extractor fan.

BEDROOM 2

7'6" x 9'10"
UPVC double-glazed window to rear, fitted carpet, radiator.

BEDROOM 3

7'6" x 5'10"
UPVC double-glazed window to rear, fitted carpet, radiator.

OUTSIDE

Lawn area at the front of the property, parking/drive to the side of the house. Rear garden access via the kitchen diner and a single wooden gate to the side of the property. The rear garden is fully enclosed with patio space, lawn area, timber shed and shrub borders.

SURROUNDING AREA

Peterborough is a Cathedral City with good rail and road network links. The property is situated within close proximity of the City Centre, Queensgate Shopping Centre, Railway Station and many more facilities. Good schooling, bus stop, dentists and doctors are all nearby with Ferry Meadows a short drive away

TENURE

Leasehold - 990-year lease remaining. £150 per annum ground rent fee. Council tax band B

SERVICES

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

FIXTURES & FITTINGS

Every effort has been made to omit any fixtures belonging to the Vendor in the description of the property and the property is sold subject to the Vendor's right to the removal of, or payment for, as the case may be, any such fittings etc whether mentioned in these particulars or not.

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		95
(81-91) B	83	
(69-80) C		
(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 (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