

## Ground Floor



ENTRANCE HALL

CLOAKROOM

LIVING ROOM

KITCHEN DINER

## First Floor



FIRST FLOOR LANDING

BEDROOM 1

BATHROOM

BEDROOM 2

## 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**  
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**Hector Drive**  
Peterborough, PE2 8XZ  
£210,000





| Energy Efficiency Rating                                                                                                                                                                                                                                                                                                           |                                 |                                                                                                                          |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------|--------------------------------------------------------------------------------------------------------------------------|
| <p><i>Very energy efficient - lower running costs</i></p> <p>(92 plus) <b>A</b></p> <p>(81-91) <b>B</b></p> <p>(69-80) <b>C</b></p> <p>(55-68) <b>D</b></p> <p>(39-54) <b>E</b></p> <p>(21-38) <b>F</b></p> <p>(1-20) <b>G</b></p> <p><i>Not energy efficient - higher running costs</i></p>                                       | <p>Current</p> <p><b>84</b></p> | <p>Potential</p> <p><b>98</b></p>                                                                                        |
| <p><b>England &amp; Wales</b></p>                                                                                                                                                                                                                                                                                                  |                                 | <p>EU Directive<br/>2002/91/EC</p>  |
| Environmental Impact (CO <sub>2</sub> ) Rating                                                                                                                                                                                                                                                                                     |                                 |                                                                                                                          |
| <p><i>Very environmentally friendly - lower CO<sub>2</sub> emissions</i></p> <p>(92 plus) <b>A</b></p> <p>(81-91) <b>B</b></p> <p>(69-80) <b>C</b></p> <p>(55-68) <b>D</b></p> <p>(39-54) <b>E</b></p> <p>(21-38) <b>F</b></p> <p>(1-20) <b>G</b></p> <p><i>Not environmentally friendly - higher CO<sub>2</sub> emissions</i></p> | <p>Current</p>                  | <p>Potential</p>                                                                                                         |
| <p><b>England &amp; Wales</b></p>                                                                                                                                                                                                                                                                                                  |                                 | <p>EU Directive<br/>2002/91/EC</p>  |