



LIVING ROOM

DINING ROOM

KITCHEN

LANDING

BEDROOM 1

BEDROOM 2

BATHROOM



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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.

16 Queens Road
Peterborough, PE2 8BP
Offers Over £220,000



16 Queens Road

Peterborough

PE2 8BP

A stunning two-bedroom character mid-terrace home, beautifully presented and finished to an exceptional standard throughout, boasting a luxury kitchen and four-piece bathroom, generous private rear garden and excellent access to Peterborough city centre and transport links.

- BEAUTIFULLY PRESENTED THROUGHOUT
- HIGH-QUALITY LUXURY FINISH
- CHARACTER MID-TERRACE HOME
- TWO DOUBLE BEDROOMS
- STUNNING FITTED KITCHEN WITH INTEGRATED APPLIANCES
- LUXURY FOUR-PIECE BATHROOM
- GENEROUS PRIVATE REAR GARDEN
- LARGE BAY-FRONTED LIVING ROOM
- UPVC DOUBLE GLAZING & GAS CENTRAL HEATING
- CONVENIENT FOR PETERBOROUGH CITY CENTRE & TRAVEL LINKS

Viewings: By appointment

Offers Over £220,000

LIVING ROOM
13'2" into bay x 11'9"
Composite door to front, uPVC double glazed bay window to front, wooden flooring, radiator, access to:

LOBBY
Stairs to first floor, access to Dining Room:

DINING ROOM
11'2" x 11'9"
UPVC double glazed window to rear, wooden flooring, radiator, understairs storage cupboard, access to Kitchen:

KITCHEN
18'7" x 7'2"
UPVC double glazed window and door to side, Velux window to rear, fitted kitchen with a matching range of base and eye-level units, fitted worktops with splashback tiles behind, integrated appliances including fitted sink, oven and grill, four-ring hob and extractor fan.

LANDING
Fitted carpet, access to all rooms:

BEDROOM 1
10'7" x 11'9"
UPVC double glazed sash style window to front, wooden flooring, radiator, build in wardrboe space.

BEDROOM 2
11'8" x 8'2"
UPVC double glazed window to rear, fitted carpet, radiator.



BATHROOM
11'3" x 6'2"
Obscure uPVC double glazed window to rear, fully tiled walls and floor, fitted WC, wash hand basin in vanity unit, corner shower cubicle, freestanding bath, radiator.

OUTSIDE
Rear garden accessed via the kitchen or shared gated access way, timber shed, large lawn area with surrounding flower and shrub beds, patio area to the rear with flowerbed surround.

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.

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

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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(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 (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO2 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 CO2 emissions		
England & Wales		EU Directive 2002/91/EC