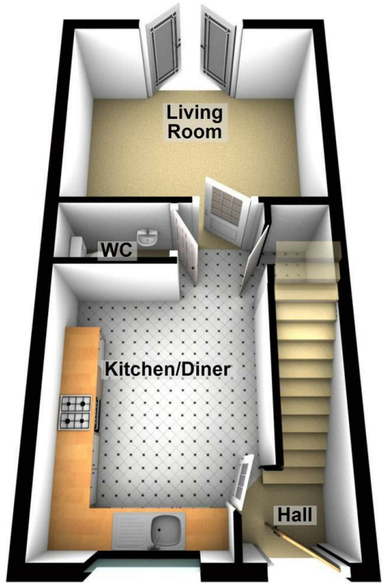
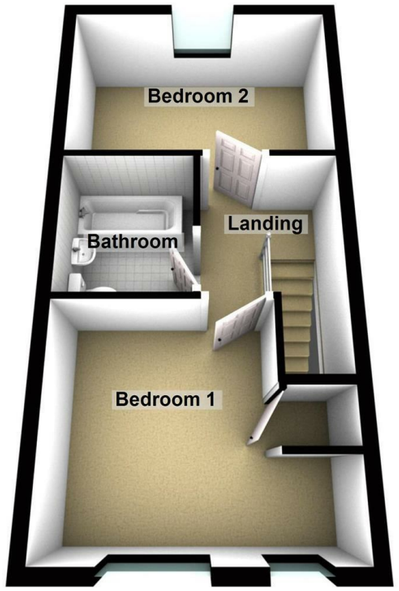
Ground Floor



First Floor



HALL

KITCHEN DINER

CLOAKROOM

LIVING ROOM

LANDING

BEDROOM 1

BEDROOM 2

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

Manor Drive

Peterborough, PE4 7AR

Offers In Excess Of £195,000

Manor Drive
Peterborough
PE4 7AR

A modern two-bedroom mid-terrace home offered with no forward chain, featuring a bright living area, contemporary kitchen, guest cloakroom and a private rear garden with parking. Ideally located close to travel links, green spaces and schools—perfect for first-time buyers or investors.

- AVAILABLE WITH NO FORWARD CHAIN
- MODERN FAMIL|Y HOME
- TWO DOUBLE BEDROOMS
- OFF ROAD PARKING
- PRIVATE GARDEN SPACE
- MODERN KITCHEN DINER
- DOWNSTAIRS CLOAKROOM
- STYLISH THREE-PIECE BATHROOM
- UPVC DOUBLE GLAZED AND GAS CENTRAL HEATING
- CALL OUR OFFICE TO ARRANGE A VIEWING

Viewings: By appointment
Offers In Excess Of £195,000

HALL
Door to front, fitted matwell, fitted carpet, stairs leading to the first floor, door to kitchen:

KITCHEN DINER
12'7" x 9'9"
UPVC double glazed window to front, fitted kitchen with a matching range of base and eye level units, fitted oven, fitted hob with extractor fan attached over, fitted sink drainer, space for appliances, radiator, tiled flooring, under stairs storage cupboard, access to:

CLOAKROOM
8'9" x 5'5"
Two piece suite with WC, wash hand basin, radiator, tiled flooring.

LIVING ROOM
10'5" x 12'11"
UPVC double glazed French doors to rear leading to the garden, laminate flooring, radiator.

LANDING
Fitted carpet, radiator, access to:

BEDROOM 1
10'6" x 12'11" max
UPVC double glazed window to front x2, fitted carpet, radiator, fitted storage/wardrobe space.

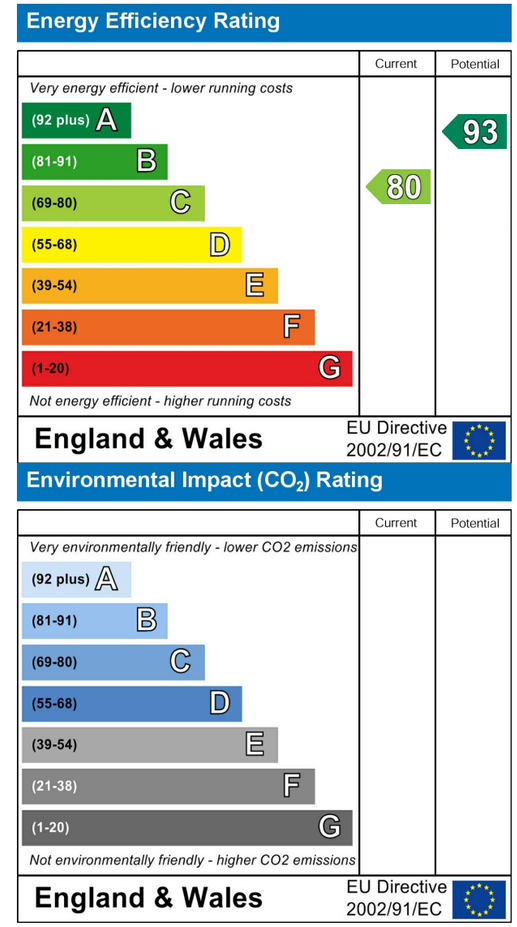
BEDROOM 2
8'5" x 12'11"
UPVC double glazed window to rear, fitted carpet, radiator.

BATHROOM
6'10" x 6'2"
Three piece suite with bath, WC, wash hand basin, tiled splashback walls, radiator.

OUTSIDE
Enclosed rear garden bordered by timber fencing, laid with decking off the rear of the home, grass area, timber shed and gated access to the rear of the garden. Behind the garden is allocated parking for two vehicles, access is via the side of the home under a coach house.

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.

INVESTMENT INFORMATION
If you are considering this property for 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.