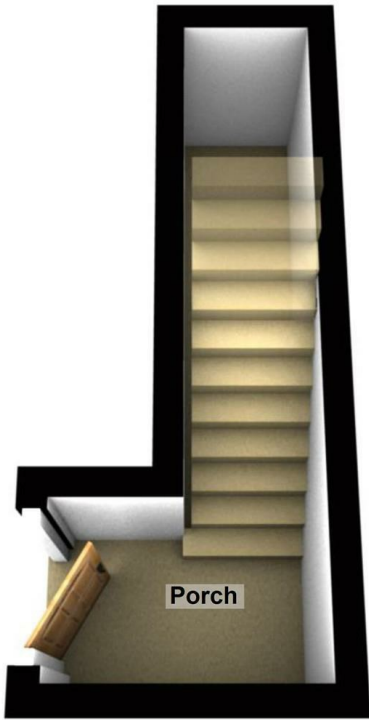
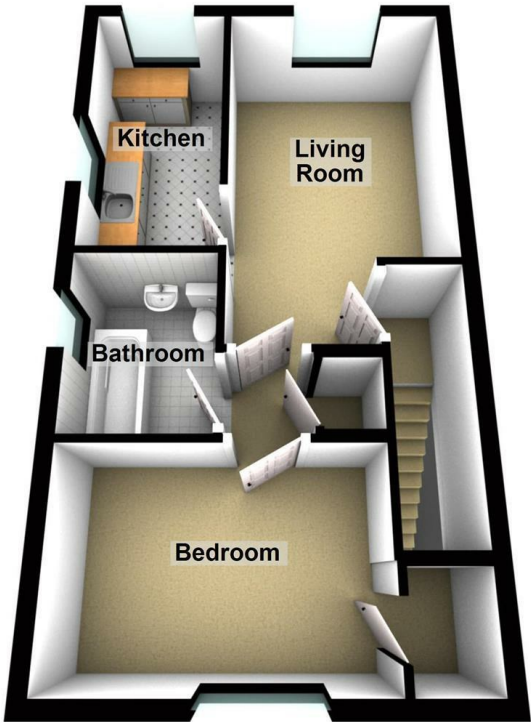


Ground Floor



First Floor



ENTRANCE PORCH

LIVING ROOM

KITCHEN

INNER HALL

BATHROOM

BEDROOM



Woodcock Holmes
20a Tesla Court, Innovation Way,
Peterborough PE2 6FL

01733 303111
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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.

98 Somerville
Werrington, Peterborough, PE4 5BD
£80,000



98 Somerville
Werrington, Peterborough
PE4 5BD

A one bedroom maisonette with private entrance, garden and allocated parking, offered with no forward chain in a popular Werrington cul-de-sac location ideal for first-time buyers or investors.

• IDEAL INVESTMENT OPPORTUNITY

• POPULAR VILLAGE LOCATION

• MAISONETTE WITH PRIVATE ENTRANCE TO FIRST FLOOR.

• AVAILABLE WITH NO FORWARD CHAIN

• ALLOCATED PARKING AND PRIVATE GARDEN SPACE

• DOUBLE BEDROOM WITH BUILT IN WARDROBE

• LIVING/DINING ROOM SPACE

• THREE PIECE FAMILY BATHROOM

• UPVC DOUBLE GLAZED

• CALL OUR OFFICE TO ARRANGE A VIEWING

Viewings: By appointment

£80,000

ENTRANCE HALL
UPVC door to side, fitted carpet, stairs to first floor. Off the landing space there is a door to the living room:

LIVING ROOM
15" x 8'11"
UPVC double glazed window to rear, fitted carpet, electric storage heater, door to kitchen.

KITCHEN
11" x 5'8"
UPVC double glazed window to rear and side, fitted kitchen with a matching range of base level units, fitted sink, space for appliances.

INNER HALL
Fitted carpet, airing cupboard, access to:

BATHROOM
Obscure uPVC double glazed window to side, three piece suite with WC, wash hand basin, WC.

BEDROOM
UPVC double glazed window to front, fitted carpet, electric storage heater, built in wardrobe.

OUTSIDE
Private garden space to the front, allocated parking in car park to the 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.

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.

AGENT NOTES
There are two lease elements with this property, these being a lease relating to the land the property is built on (CB407778) and the lease of the property itself (CB55410).

Lease CB407778 – lease to the grounds (underlease):

Date: 7th October 2015
Term: 99 years from and including 7th October 2015

Lease CB55410 – lease of the property:

Date: 25th November 1983
Term: 120 years from 29th September 1983

We have been advised of an annual service charge payable of £33, in addition to ground rent payable half-yearly of £37.70.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		80
(69-80) C		
(55-68) D	66	
(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 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