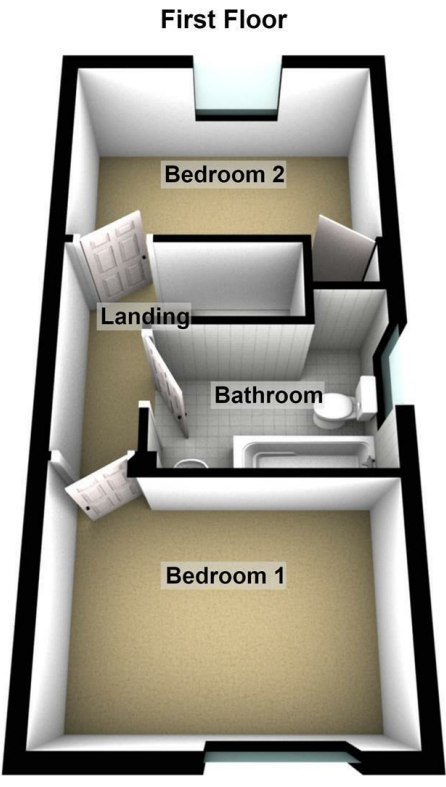




ENTRANCE PORCH

LIVING ROOM

KITCHEN

FIRST FLOOR LANDING

BEDROOM 1

BATHROOM

BEDROOM 2

SINGLE GARAGE



woodcockholmes.co.uk



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

80 Swale Avenue
Peterborough, PE4 7GT
£180,000



**80 Swale Avenue
Peterborough
PE4 7GT**

A well-presented two-bedroom semi-detached home offered with no forward chain, recently re-decorated throughout and ideally positioned overlooking green space, with a private garden, parking and single garage.

- AVAILABLE WITH NO FORWARD CHAIN
- RECENTLY RE-DECORATED THROUGHOUT
- NEWLY LAID FLOORING UPSTAIRS
- SINGLE GARAGE AND PARKING TO REAR OF THE HOME
- SEMI-DETACHED HOME OVERLOOKING GREEN SPACE
- TWO BEDROOMS
- UPVC DOUBLE GLAZED
- GAS CENTRAL HEATING
- IDEAL FOR FIRST TIME BUYERS
- CALL OUR OFFICE TO ARRANGE A VIEWING

Viewings: By appointment
£180,000

ENTRANCE PORCH

Composite door to front, tiled flooring, access to the living room.

LIVING ROOM

16'9" x 11'10"
UPVC double glazed window to front, laminate flooring, radiator, stairs to first floor, access to kitchen.

KITCHEN

9'7" x 11'10"
UPVC double glazed windown and door to rear, fitted kitchen with a matching range of base and eye level units, fitted worktops, splashback tiles behind, space for appliances.

FIRST FLOOR LANDING

Fitted carpet, access to:

BEDROOM 1

8'5" x 11'10"
UPVC double glazed window to front, fitted carpet, radiator.

BATHROOM

4'5" x 8'6"
Obscure uPVC double glazed window to side, three piece suite with bath, shower over, wash hand basin, WC, tiled splashback surround, lino flooring, radiator.

BEDROOM 2

6'7" x 11'10"
UPVC double glazed window to rear, fitted carpet, radiator, built in airing cupboard space.



OUTSIDE

Enclosed rear garden, bordered by fencing, mainly laid to lawn, access from the kitchen. There is a low maintenance open front area to the home with a secure gate that leads to the rear of the property.

GARAGE

Brick built garage with up and over door, gravelled parking for one vehicle to the front.

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 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 