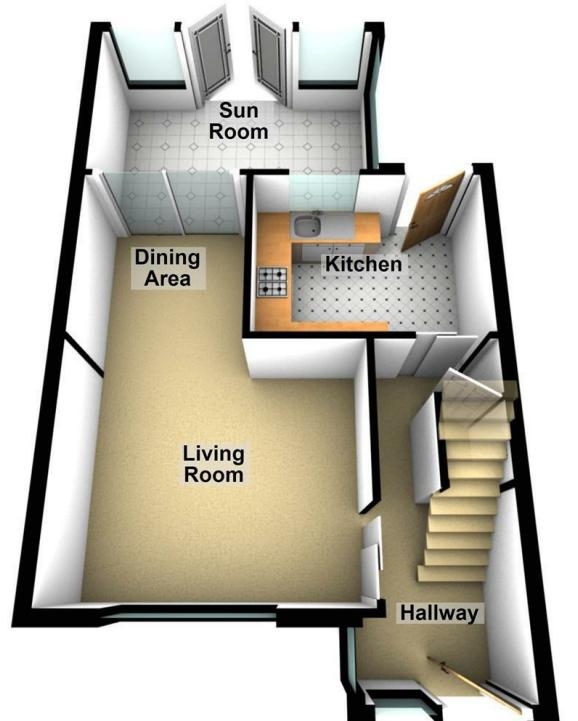
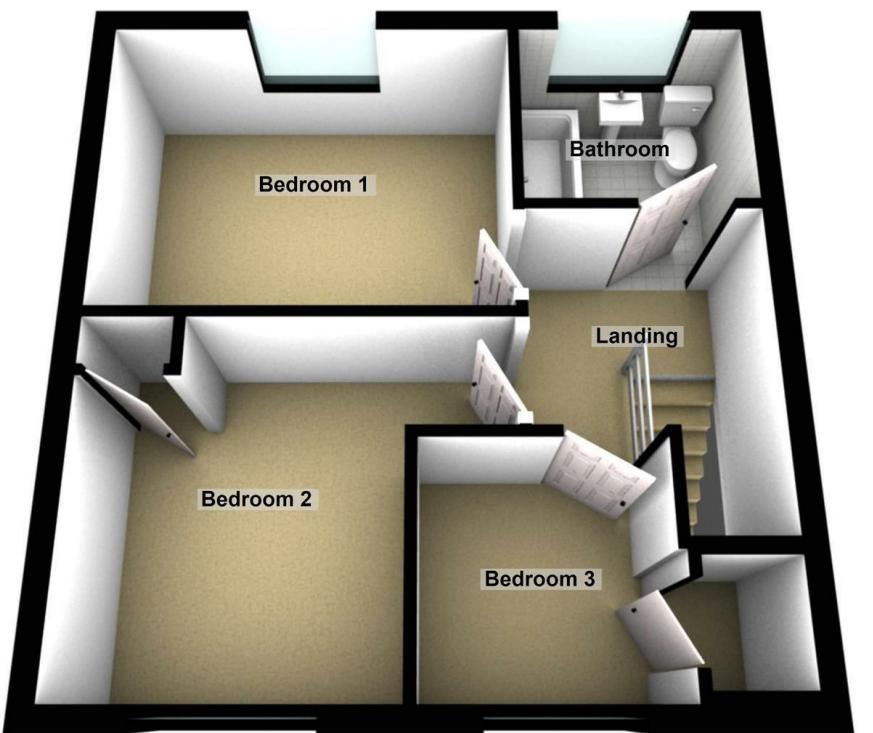


## Ground Floor



## First Floor



ENTRANCE HALL

LIVING ROOM

DINING ROOM

SUN ROOM

KITCHEN

FIRST FLOOR LANDING

BEDROOM 1

BEDROOM 2

BEDROOM 3

BATHROOM

[woodcockholmes.co.uk](http://woodcockholmes.co.uk)



## Woodcock Holmes

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PROFESSIONALS

These particulars do not constitute part or all of an offer or 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.

**56 Langley**

Peterborough, PE3 8QB

£225,000

  
WOODCOCK HOLMES



## 56 Langley Peterborough PE3 8QB

Recently renovated throughout, this well-presented three-bedroom home is ideal for first-time buyers and families. The property features a brand-new kitchen and bathroom, new flooring, recent plastering, an extended sun room, private rear garden, garage and off-road parking.

- AVAILABLE NO FORWARD CHAIN
- RECENTLY RENOVATED THROUGHOUT
- EXTENDED TO THE REAR
- GARAGE AND OFF ROAD PARKING
- THREE BEDROOMS
- BRAND NEW FAMILY BATHROOM
- MODERN NEWLY FITTED KITCHEN
- PRIVATE REAR GARDEN
- UPVC DOUBLE GLAZED AND NEW GAS CENTRAL HEATING BOILER
- CLOSE TO LOCAL TRAVEL LINKS, SHOPPING CENTRES AND HOSPITAL

Viewings: By appointment  
£225,000

### ENTRANCE HALL

15" x 5'2"

UPVC door to front, uPVC double glazed window to front and side of the porch, fitted matwell, fitted carpet leading to stairs, under stairs storage cupboard, access to:

### LIVING ROOM

10'7" x 12'10"

UPVC double glazed window to front, fitted carpet, radiator, open to dining area:

### DINING AREA

7'11" x 7'7"

UPVC double glazed patio door to rear leading to the sun room, fitted carpet, radiator.

### SUNROOM

8'2" x 12'7"

UPVC double glazed window to rear and side, uPVC double glazed French doors to rear, fitted carpet.

### KITCHEN

7'6" x 10'6"

UPVC double glazed window to rear, uPVC double glazed door to rear, new fitted kitchen with a matching range of base and eye level units, fitted worktops, splashback tiles, fitted appliances, fitted hob, oven and washing machine.

### FIRST FLOOR LANDING

Fitted carpet, access to:

### BEDROOM 1

8'8" x 11'3"

UPVC double glazed window to rear, fitted carpet, radiator.

### BEDROOM 2

9'6" x 8'3"

UPVC double glazed window to front, fitted carpet, radiator, airing cupboard with wall mounted gas central heating boiler.



### BEDROOM 3

6'8" x 6'8"

UPVC double glazed window to front, fitted carpet, radiator, fitted store cupboard/wardrobe.

### BATHROOM

5'7" x 6'8"

Obscure uPVC double glazed window to rear, three piece suite fitted with WC, wash hand basin in vanity unit, deep bath with shower fitted over, shower screen, tile surrounding all units, radiator, fitted lino flooring.

### OUTSIDE

Gravelled front with shrub border and path leading to the front door. The rear garden is fully enclosed by timber fencing, gated rear access, laid with lawn and patio.

### COUNCIL TAX/TENURE/EPC

Tenure (FREEHOLD), council tax band (A), and EPC rating (E) details are provided by the vendor or relevant authority and should be verified by prospective buyers.

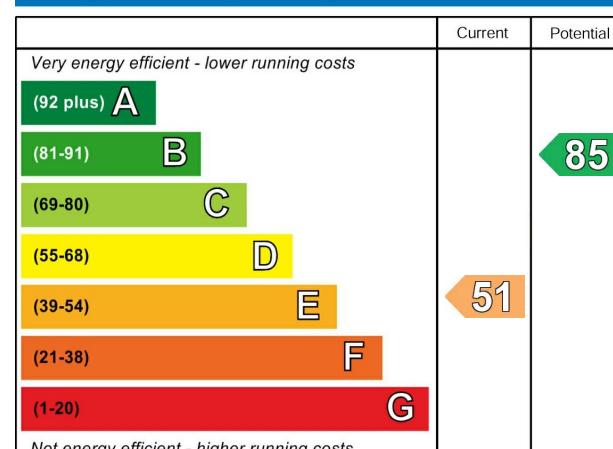
### MARKETING INFORMATION

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.

### SERVICES

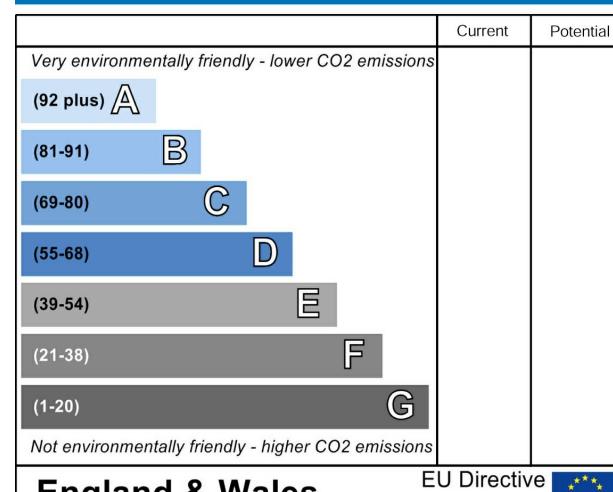
Services, systems, and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

### Energy Efficiency Rating



England & Wales EU Directive 2002/91/EC

### Environmental Impact (CO<sub>2</sub>) Rating



England & Wales EU Directive 2002/91/EC