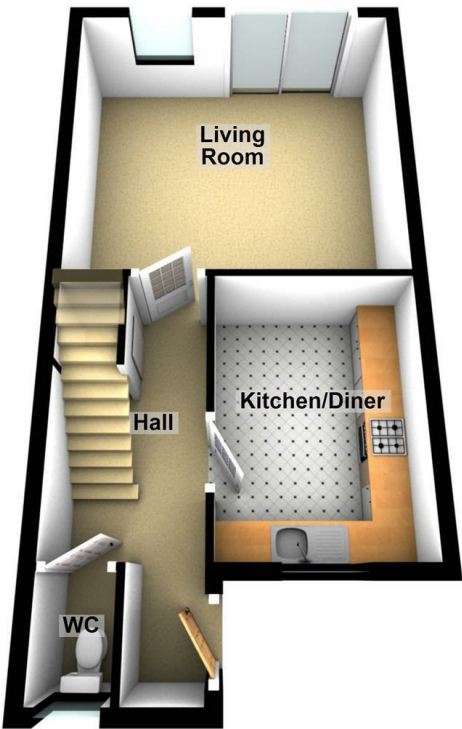
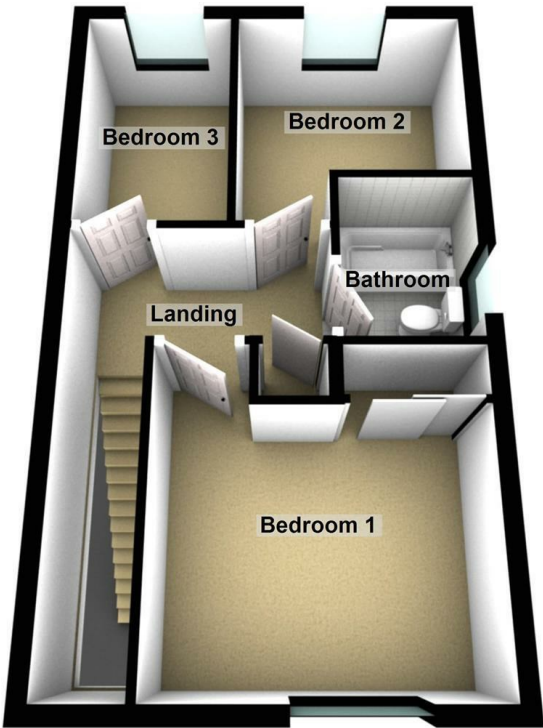


Ground Floor



First Floor



ENTRANCE HALL

CLOAKROOM

KITCHEN DINER

LIVING ROOM

FIRST FLOOR LANDING

BEDROOM 1

BEDROOM 2

BEDROOM 3

FAMILY BATHROOM

SINGLE GARAGE



**Woodcock Holmes**  
20a Tesla Court, Innovation Way,  
Peterborough PE2 6FL  
  
01733 303111  
info@woodcockholmes.co.uk

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**Zoopla**

**THE GUILD**  
PROPERTY  
PROFESSIONALS

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.

**86A Main Street**  
Peterborough, PE7 3DB  
£230,000





86A Main Street

Peterborough

PE7 3DB

Spacious three-bedroom family home in a popular village with modern kitchen, living room opening to private garden, driveway, garage, and no forward chain.

• AVAILABLE WITH NO FORWARD CHAIN

• IDEAL FAMILY HOME

• POPULAR VILLAGE LOCATION

• DRIVEWAY WITH SINGLE GARAGE

• DOWNSTAIRS CLOAKROOM

• MODERN FITTED KITCHEN WITH DINING SPACE

• UPVC DOUBLE GLAZED AND GAS CENTRAL HEATING

• THREE BEDROOMS

• MODERN FAMILY BATHROOM WITH SHOWER OVER BATH

• CALL OUR OFFICE TO ARRANGE A VIEWING

Viewings: By appointment

£230,000

**ENTRANCE HALL**  
17'4" x 5'6"  
UPVC door to side, laminate flooring, radiator, stairs to first floor with storage cupboard fitted under, access to:

**CLOAKROOM**  
Obscure uPVC double glazed window to front, fitted two-piece suite with WC, wash hand basin, radiator.

**KITCHEN DINER**  
11'8" x 8'5"  
UPVC double glazed window to front, fitted kitchen with a matching range of base and eye level units, fitted worktops, splashback tiled surround. Fitted sink drainer, fitted oven, wall mounted gas central heating boiler, space for appliances.

**LIVING ROOM**  
13'8" x 15"  
UPVC double glazed window to rear, patio doors, laminate flooring, radiator.

**FIRST FLOOR LANDING**  
Fitted carpet, airing cupboard, access to:

**BEDROOM 1**  
9'5" x 11'4"  
UPVC double glazed window to front, fitted carpet, radiator, fitted wardrobe with sliding doors.

**BEDROOM 2**  
6'11" x 8'8"  
UPVC double glazed window to rear, fitted carpet, radiator.

**BEDROOM 3**  
9'2" x 5'8"  
UPVC double glazed window to rear, fitted carpet, radiator.

**BATHROOM**  
6" x 5'2"  
Obscure uPVC double glazed window to side, fitted three piece suite, bath with shower over, WC, wash hand basin, tiled surround, towel rail radiator.

**OUTSIDE**  
Driveway to the side of the property with space for 3 vehicles, single brick built garage with up and over door, single gated access to the garden space. The rear garden is fully enclosed, laid with patio, artificial grass space and two decking areas.

**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		88
(69-80) C		
(55-68) D	68	
(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 <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions		
England & Wales		EU Directive 2002/91/EC