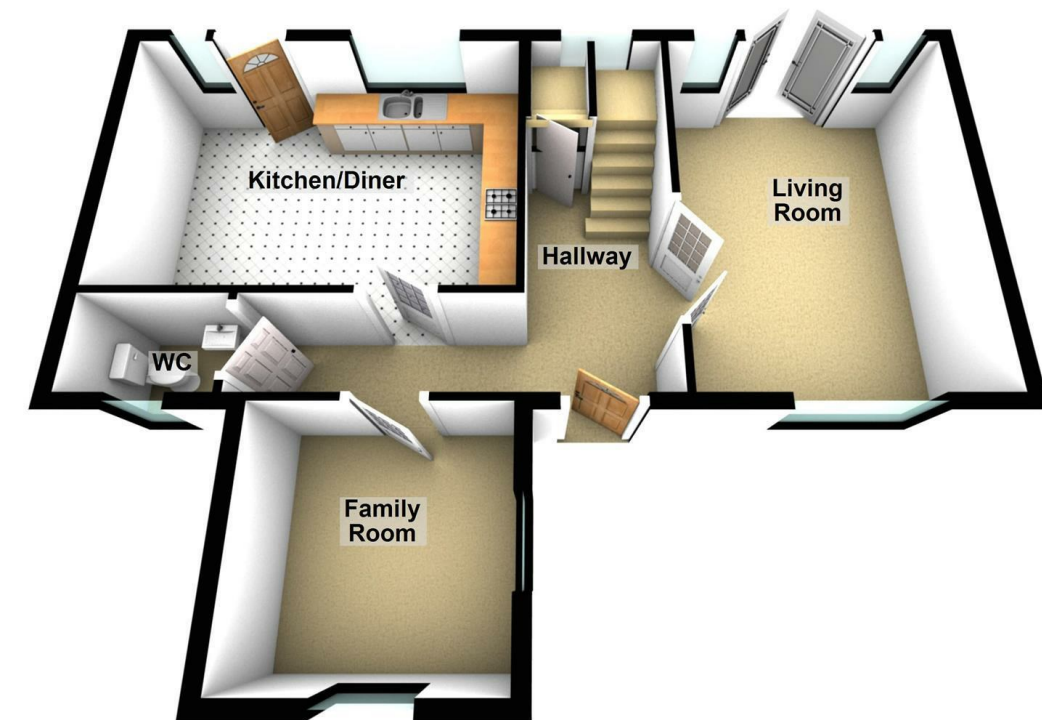
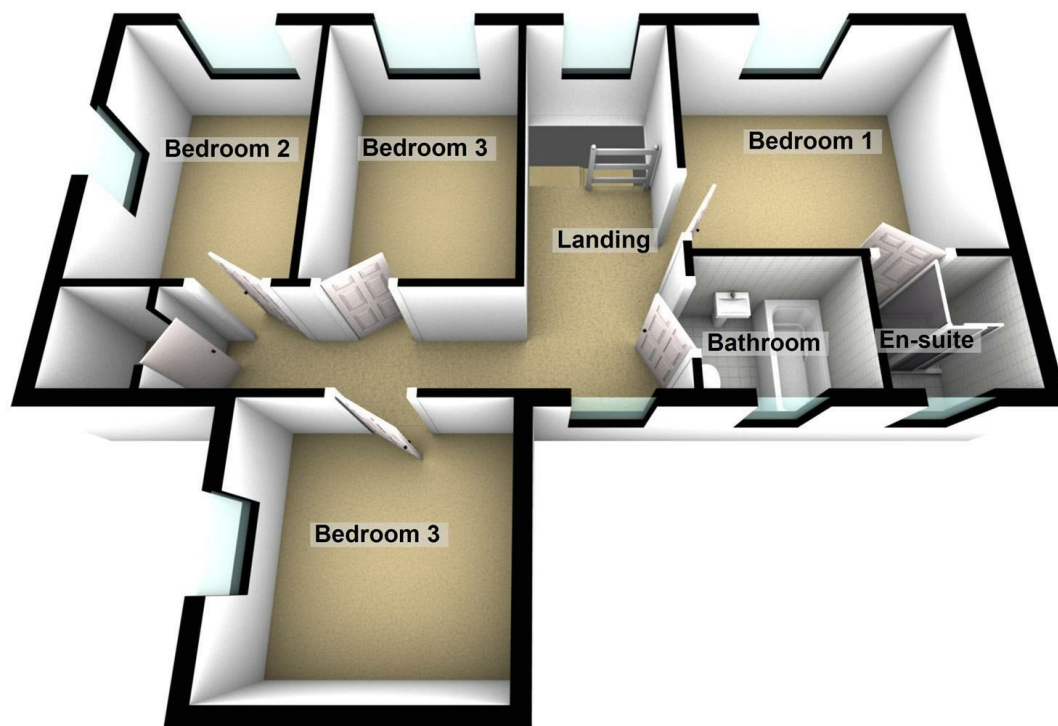


Ground Floor



First Floor



ENTRANCE HALL

LIVING ROOM

KITCHEN DINER

FAMILY ROOM

CLOAKROOM

FIRST FLOOR LANDING

BEDROOM 1

ENSUITE

BEDROOM 2

BEDROOM 3

BEDROOM 4

BATHROOM

GARAGE

Wh
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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.

54a High Street
Peterborough, PE6 7UY
£350,000



54a High Street

Peterborough

PE6 7UY

Modern detached family home tucked away off Eye High Street, offering spacious living, four double bedrooms, stylish interiors, garage, parking, and a private enclosed garden — ready to move straight in.

• POPULAR VILLAGE LOCATION

• OFF ROAD PARKING AND GARAGE

• SPACIOUS ROOMS THROUGHOUT

• IDEAL FAMILY HOME

• ENSUITE SHOWER ROOM TO MAIN BEDROOM

• POPULAR SCHOOL CATCHMENTS

• TWO RECEPTION ROOMS

• FOUR DOUBLE BEDROOMS

• HIGH QUALITY FINISH THROUGHOUT

• PRIVATE REAR GARDEN NOT OVERLOOKED

Viewings: By appointment

£350,000

ENTRANCE HALL
16'5" x 5'10"
Door to front, radiator, laminate flooring, ceiling spotlights, stairs to first floor with storage cupboard under, doors to:

LIVING ROOM
16'2" x 12"
UPVC double glazed window to front, two uPVC double glazed windows to rear and uPVC patio doors to rear garden, two radiators, fitted carpet, ceiling spotlights.

KITCHEN DINER
11'9" x 17"
UPVC double glazed window to rear, the kitchen is fitted with a matching range of base and eye level units with worktop space over and tiled splashbacks, 1+1/2 bowl ceramic sink with single drainer, plumbing for washing machine and dishwasher, space for fridge/freezer and tumble dryer, electric oven, electric hob with extractor hood over, radiator, ceiling spotlights, tiled floor.

FAMILY ROOM
9'6" x 9'6"
UPVC double glazed window to front and side, laminate flooring, radiator.

CLOAKROOM
3'8" x 5'10"
Obscure uPVC double glazed window to front, two piece suite with WC and wash hand basin, half tiled walls, radiator.

FIRST FLOOR LANDING
UPVC double glazed window to front, access to walk in store/airing cupboard, fitted carpet, radiator, access to:

BEDROOM 1
10'3" x 12'11"
UPVC double glazed window to rear, fitted carpet, radiator, access to:

ENSUITE
5'2" x 4'10"
Obscure uPVC double glazed window to front, ensuite fitted with three-piece suite comprising of a double shower, pedestal wash hand basin and low-level WC, tiled splashbacks, tiled flooring, underfloor heating.

BEDROOM 2
11'9" x 8'5"
UPVC double glazed window to rear and side, laminate flooring, radiator.

BEDROOM 3
9'9" x 9'9"
UPVC double glazed window to side, laminate flooring, radiator.

BEDROOM 4
11'9" x 7'8"
UPVC double glazed window to rear, radiator, laminate flooring.

BATHROOM
5'2" x 6'1"
Obscure uPVC double glazed window to front, fully tiled three-piece suite with WX, wash hand basin, bath, underfloor heating.

OUTSIDE
At the front of the property, a driveway provides off-road parking and gives access to a garage fitted with a brown electric roller door, complete with power and lighting. The rear garden is fully enclosed by timber panel fencing and features a neat lawn, established planting borders, and an attractive Indian sandstone patio area.

TENURE
Freehold.

SERVICES
Mains water, electricity, gas and drainage are all connected. None of these services or appliances have been tested by the agents.

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.
All descriptions, dimensions, warranties, reference to condition or presentation or indeed permissions for usage and occupation should be checked and verified by yourself or any appointed third party, advisor or conveyancer.
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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		85
(69-80) C	77	
(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