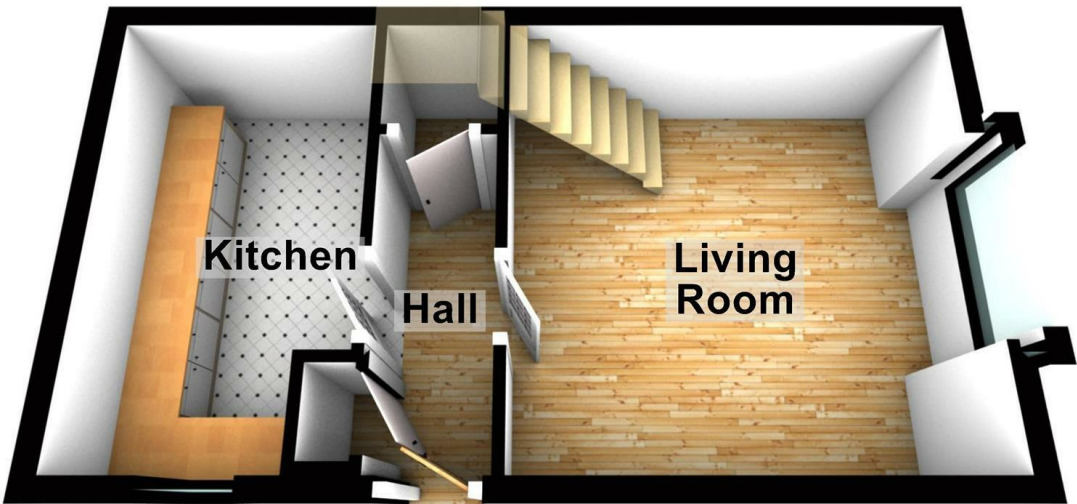


Ground Floor

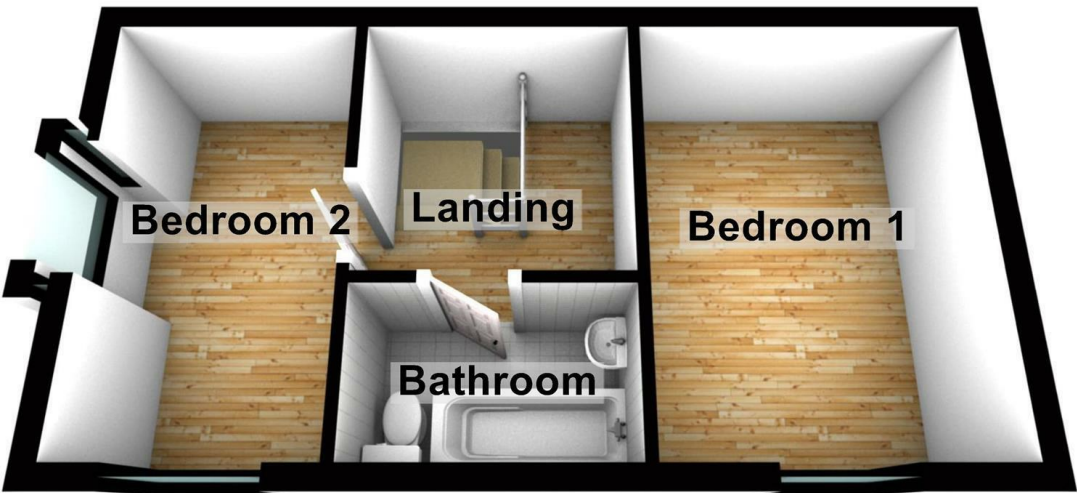


ENTRANCE HALL

LIVING ROOM

KITCHEN

First Floor



LANDING

BEDROOM 1

BEDROOM 2

BATHROOM

**Woodcock Holmes**  
First Floor Offices, 4 Office Village  
Hampton, Peterborough PE7 8GX  
**01733 303111**  
**info@woodcockholmes.co.uk**

**rightmove**  
find your happy

**The Property Ombudsman**

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

woodcockholmes.co.uk

**Wh**  
WOODCOCK HOLMES



**92 Eaglesthorpe**  
Peterborough, PE1 3RS  
**£155,000**





92 Eaglesthorpe  
Peterborough  
PE1 3RS

IDEAL INVESTMENT OR FIRST-TIME PURCHASE! In a cul-de-sac location and within easy access to Peterborough City Centre and 2 miles from Peterborough Train Station, this terraced house is ready to move straight in and available with No Forward Chain!

• NO FORWARD CHAIN

• GOOD INVESTMENT BUY

• CLOSE TO PETERBOROUGH CITY CENTRE

• EASY ACCESS TO PETERBOROUGH TRAIN STATION

• PERFECT FOR FIRST TIME BUYERS

• TWO BEDROOMS

• GAS CENTRAL HEATING

• UPVC DOUBLE GLAZED

Viewings: By appointment

£155,000

**THE PROPERTY**  
IDEAL INVESTMENT OR FIRST-TIME PURCHASE! In a cul-de-sac location and within easy access to Peterborough City Centre and 2 miles from Peterborough Train Station, this terraced house is ready to move straight in and available with No Forward Chain!  
The property benefits from an entrance hall with storage space, a fitted kitchen, a lounge with bay window and stairs to the first floor. The first-floor landing offers access to two bedrooms and a three-piece family bathroom. Outside there is lawn space wrapping around the property and a block paved off-road parking space. The property features gas central heating, uPVC double glazing, tax band A, easy access to shops, amenities, schools and travel links.  
Call our office on 01733 303111 for more information or to arrange a viewing.

ENTRANCE HALL

KITCHEN  
12'7" x 7'4"

LIVING ROOM  
12'7" x 11'5"

LANDING

**BEDROOM 1**  
12'7" x 8'7"

**BEDROOM 2**  
12'7" x 7'7"

**BATHROOM**  
4'5" x 7'9"

**TENURE & TAX BAND**  
Freehold. Tax band A.

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

**FIXTURES & FITTINGS**  
Every effort has been made to omit any fixtures belonging to the Vendor in the description of the property and the property is sold subject to the Vendor's right to the removal of, or payment for, as the case may be, any such fittings etc whether mentioned in these particulars or not.

**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		86
(81-91) B		
(69-80) C	70	
(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 <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