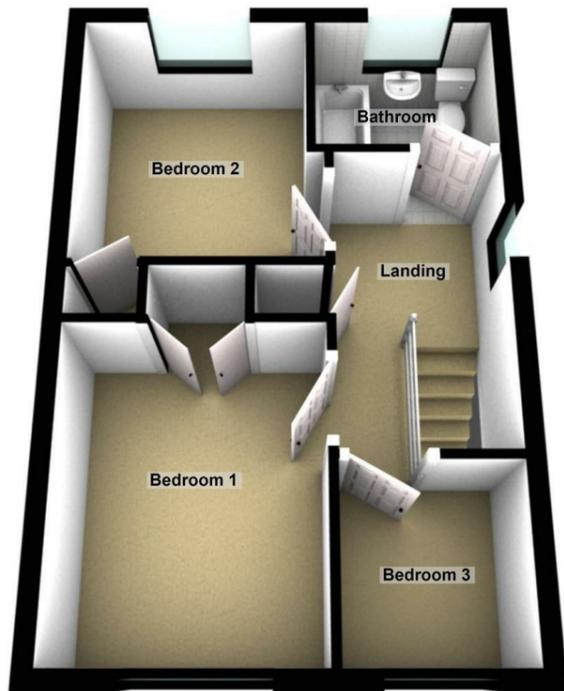


Ground Floor



First Floor



ENTRANCE PORCH

LIVING ROOM

KITCHEN DINER

FIRST FLOOR LANDING

BEDROOM 1

BEDROOM 2

BEDROOM 3

BATHROOM

GARAGE



woodcockholmes.co.uk



Woodcock Holmes

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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.

25 Bowness Way

Peterborough, PE4 7NG

£189,995



**25 Bowness Way
Peterborough
PE4 7NG**

Available to buy-to-let investors only, this freehold property is being sold with the current tenants in situ, currently paying £1,050 per calendar month, offering an excellent opportunity for an investor looking for immediate rental income with minimal hassle.

- BUY TO LET INVESTORS ONLY
- SITTING TENANT PAYING £1050 PCM
- THREE BEDROOMS
- MODERN KITCHEN DINER
- DRIVEWAY AND SINGLE GARAGE
- PRIVATE GARDEN NOT OVERLOOKED
- POPULAR LOCATION CLOSE TO SCHOOLS AND TRAVEL LINKS
- UPVC DOUBLE GLAZED
- GAS CENTRAL HEATING
- CALL OUR OFFICE FOR MORE INFORMATION

Viewings: By appointment
£189,995

ENTRANCE PORCH

3'8" x 5'10"
UPVC door and window to front, access to living room:

LIVING ROOM

13'8" x 14'10"
UPVC double glazed window to front and side, laminate flooring, radiator, stairs to first floor, door to kitchen:

KITCHEN DINER

x2 uPVC double glazed window to rear, uPVC door to side leading to driveway. Fitted kitchen with a matching range of base and eye level units, fitted worktops, splashback tiles, fitted oven, fitted four ring hob, extractor fan, fitted sink drainer, space for appliances, radiator.

FIRST FLOOR LANDING

UPVC double glazed window to side, fitted carpet, access to:

BEDROOM 1

10'10" x 8'6"
UPVC double glazed window to front, fitted carpet, radiator, fitted double wardrobe.

BEDROOM 2

9'8" x 8"
UPVC double glazed window to rear, fitted carpet, radiator, fitted single wardrobe.

BEDROOM 3

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

BATHROOM

5'1" x 6'2"
Obscure uPVC double glazed window to rear, fitted three piece suite with bath and shower over, WC, wash hand basin, splashback tiles behind bath, splashback boards behind other units, radiator.

OUTSIDE

Lawn area to the front. Driveway with space for two vehicles to the side leading up to the brick built single garage with up and over door to front and side door to garden, off the driveway is gated access to the garden. The garden is enclosed, not overlooked and mainly laid to lawn.

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		89
(69-80) C		
(55-68) D	64	
(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		91
(69-80) C		
(55-68) D	63	
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		EU Directive 2002/91/EC