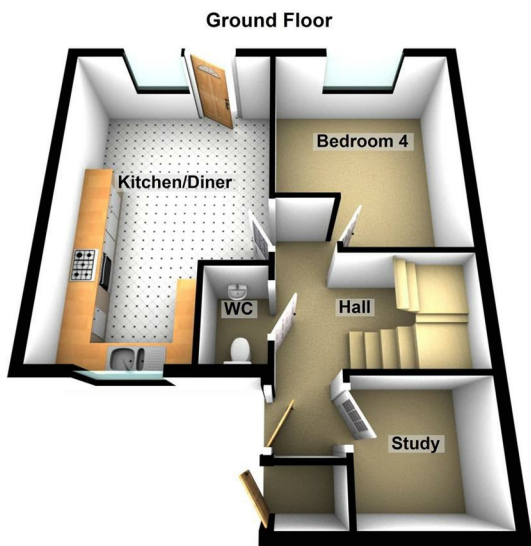




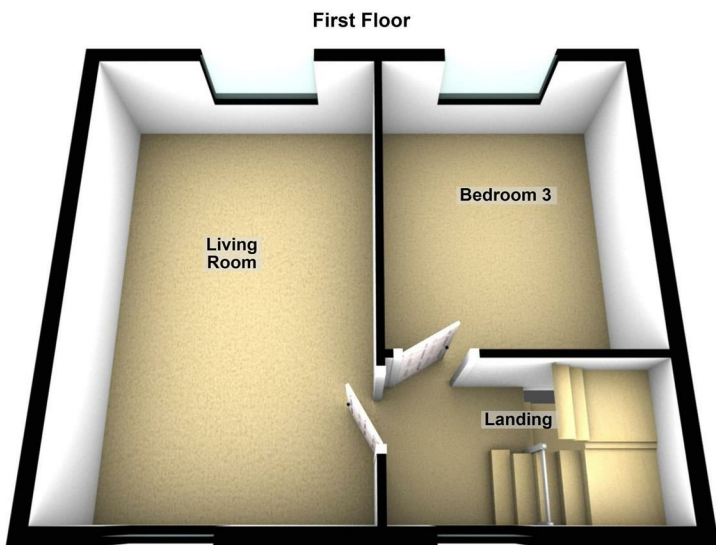
HALLWAY

CLOAKROOM

KITCHEN DINER

BEDROOM 4

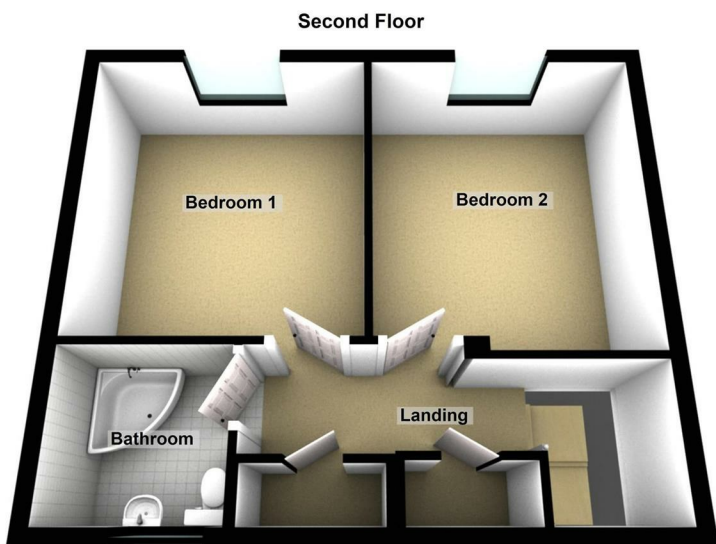
STUDY



FIRST FLOOR LANDING

BEDROOM 3

LIVING ROOM



SECOND FLOOR LANDING

BEDROOM 2

BEDROOM 1

BATHROOM



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

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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.

**Whitwell**  
Peterborough, PE4 7DX  
£199,950



Whitwell

Peterborough

PE4 7DX

Spacious three-storey home with versatile layout, ideal for families or investors, close to schools, shops and transport links.

- AVAILABLE WITH NO FORWARD CHAIN
- SPACIOUS LIVING SPREAD OVER THREE FLOORS
- PRIVATE ENCLOSED REAR GARDEN
- UPVC DOUBLE GLAZED AND GAS CENTRAL HEATING
- DOWNSTAIRS CLOAKROOM
- ALL DOUBLE BEDROOMS
- EPC RATING C AND COUNCIL TAX BAND B
- CALL OUR OFFICE FOR MORE INFORMATION OR TO VIEW

Viewings: By appointment

£199,950

- HALLWAY
- CLOAKROOM
- KITCHEN DINER

19" x 11'10" max
- BEDROOM 4

12'10" x 10'5"
- STUDY/STORE ROOM

6'8" x 6'11"
- FIRST FLOOR LANDING
- BEDROOM 3

12'10" x 10'6"
- LIVING ROOM

19" x 10'6"
- SECOND FLOOR LANDING
- BEDROOM 2

12'10" x 10'6"
- BEDROOM 1

12'3" x 11'5"
- BATHROOM

6'3" x 6'8"
- OUTSIDE



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   | 75        |
|                                                     | (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 CO2 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 CO2 emissions |             |           |
| England & Wales                                     |             |           |
| EU Directive 2002/91/EC                             |             |           |