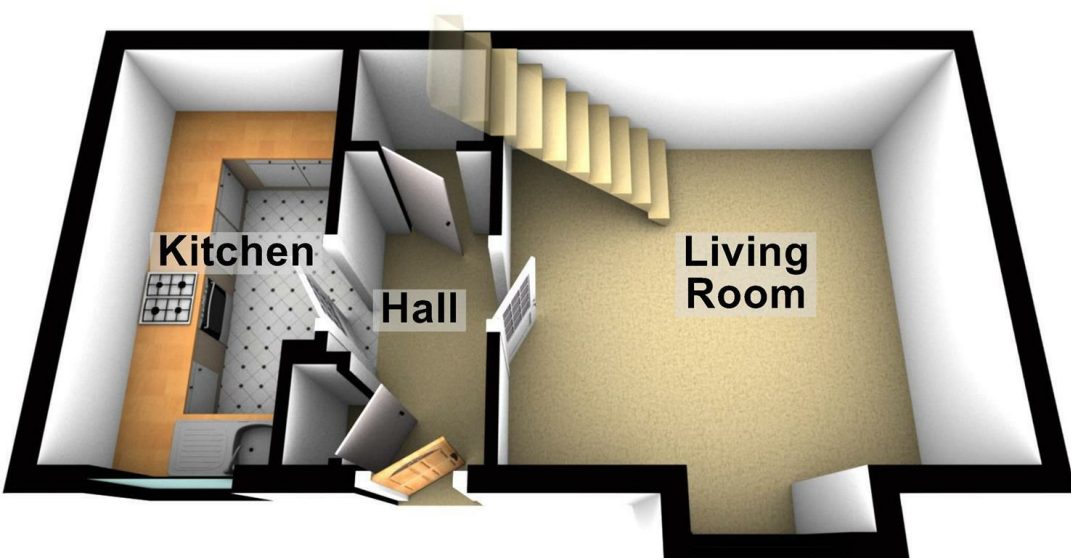


## Ground Floor

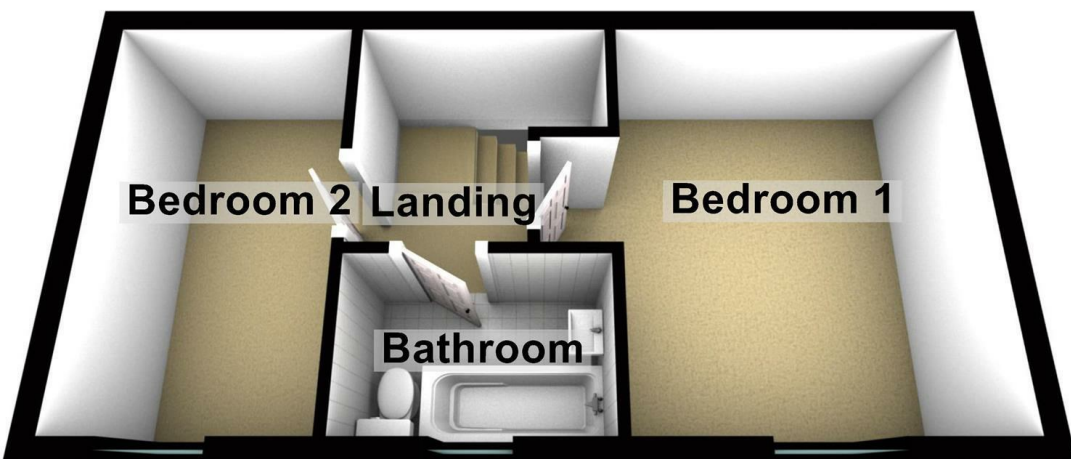


ENTRANCE PORCH

LIVING ROOM

KITCHEN DINER

## First Floor



LANDING

BEDROOM 1

BEDROOM 2

BATHROOM



woodcockholmes.co.uk



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



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.

**81 Eglesthorpe**  
 Peterborough, PE1 3RS  
 £160,000



## 81 Eaglethorpe Peterborough PE1 3RS

IDEAL INVESTMENT OR FIRST TIME BUY!  
Offering easy access to Peterborough City Centre and Train Station, this Freehold mid terrace house offers parking, two bedroom, living room, kitchen diner, bathroom, gas central heating, uPVC double glazing and is available with No Forward Chain!

- NO FORWARD CHAIN
- TWO BEDROOMS
- ALLOCATED PARKING
- GAS CENTRAL HEATING
- UPVC DOUBLE GLAZED
- CLOSE TO PETERBOROUGH CITY CENTRE
- EASY ACCESS TO TRAVEL LINKS
- CALL 01733 303111 TO VIEW

Viewings: By appointment  
£160,000

### PROPERTY FEATURES

IDEAL INVESTMENT OR FIRST TIME BUY! Offering easy access to Peterborough City Centre and Train Station, this Freehold mid terrace house offers parking, two bedroom, living room, kitchen diner, bathroom, gas central heating, uPVC double glazing and is available with No Forward Chain!

### ROOM MEASUREMENTS

ENTRANCE PORCH

LIVING ROOM 11'10" x 8'6" (3.61m x 2.59m)

KITCHEN DINER 11'9" X 6'2" (3.58m x 1.88m )

LANDING

BEDROOM 1 11'10" x 8'6" (3.61m x 2.59m)

BEDROOM 2 11'9" x 6'7" (3.58m x 2.01m)

BATHROOM 4'7" x 7'9" (1.40m x 2.36m )

### 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) <b>A</b>		<b>90</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>68</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		

**England & Wales** EU Directive 2002/91/EC