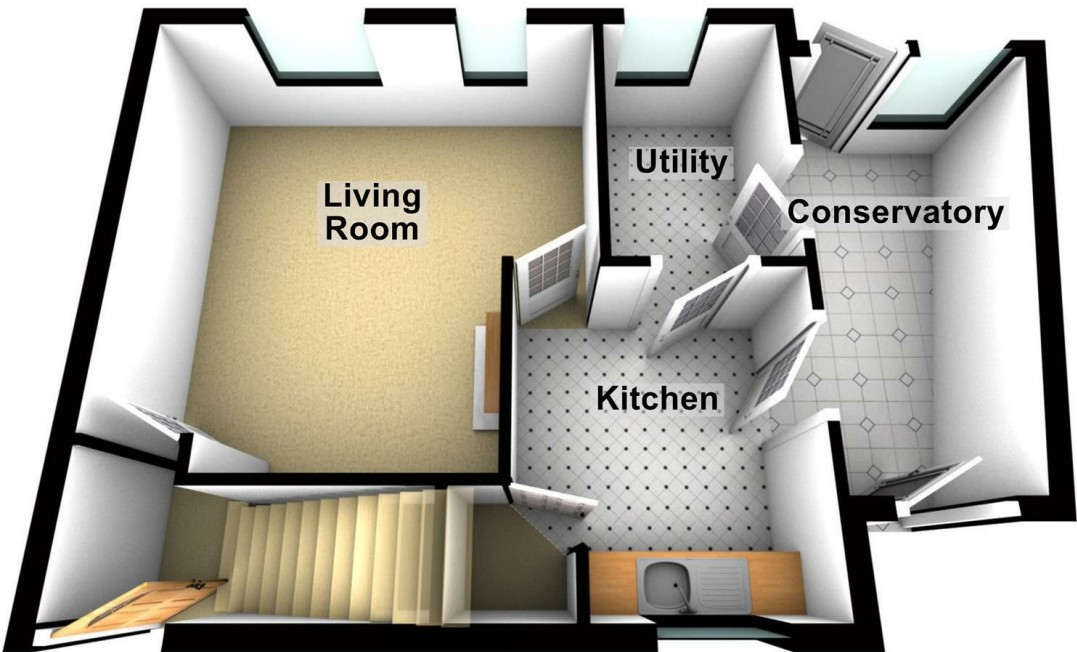


Ground Floor



ENTRANCE HALL

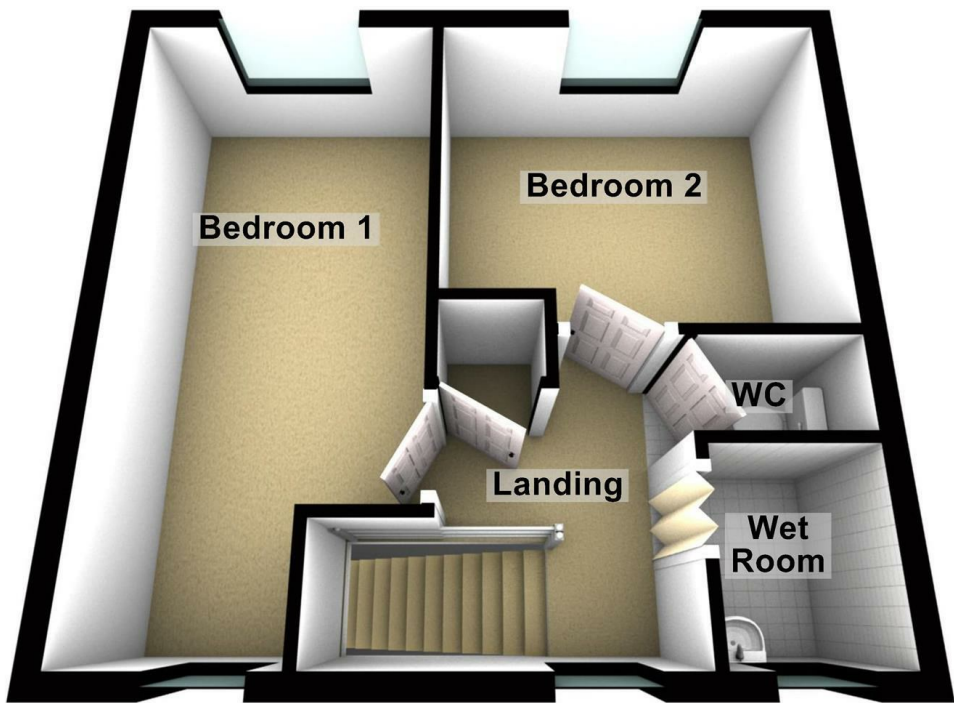
LIVING ROOM

KITCHEN

UTILITY

LEAN-TO

First Floor



LANDING

BEDROOM 1

BEDROOM 2

CLOAKROOM

WET ROOM

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

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**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



**33 Acacia Avenue**  
Peterborough, PE1 4QD  
£165,000





33 Acacia Avenue

Peterborough

PE1 4QD

Ideal for renovation, this chain-free semi-detached home offers two doubles, good living space and a large garden, all within easy reach of local amenities.

• NO FORWARD CHAIN

• TWO DOUBLE BEDROOMS

• LARGE GARDEN SPACE

• OFF ROAD PARKING

• IDEAL PROJECT

• UTILITY AREA AND LEAN-TO SPACE

• UPVC DOUBLE GLAZED

• CALL OUR OFFICE TO ARRANGE A VIEWING

Viewings: By appointment

£165,000

- ENTRANCE HALL

Timber door to front, stairs leading to the first floor, access to living room:
- LIVING ROOM

15'6" x 13'8" max

UPVC double glazed window to rear, electric storage heater, carpet.
- KITCHEN

9'8" x 8'8"

UPVC double glazed window to front, base level units with fitted sink drainer, space for appliances, airing cupboard, access to:
- UTILITY

8'3" x 5'8"

Window to rear, access to:
- LEAN-TO

13'8" x 7'7/4'11"

UPVC construction, door to front and rear.
- LANDING

UPVC double glazed window to front, airing cupboard, access to:
- BEDROOM 1

18'8" x 8'7"

UPVC double glazed window to front and rear, carpet.
- BEDROOM 2

9'8" x 10'6"

UPVC double glazed window to rear, carpet.
- WC

Fitted WC



- WET ROOM

Obscure uPVC double glazed window to front, fully tiled wet room with wash hand basin and shower fitted.
- OUTSIDE

Enclosed front garden, accessed via iron gates, off road parking on patio slab, the remaining front is laid with a mix of gravel and lawn with access to the front hall and lean-to.

The rear garden is mainly laid to lawn with shrubs and bordering timber fencing.
- COUNCIL TAX/TENURE/EPC

Tenure (Freehold), council tax band (A), and EPC rating (E) 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.
- 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		83
(69-80) C		
(55-68) D		
(39-54) E	53	
(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