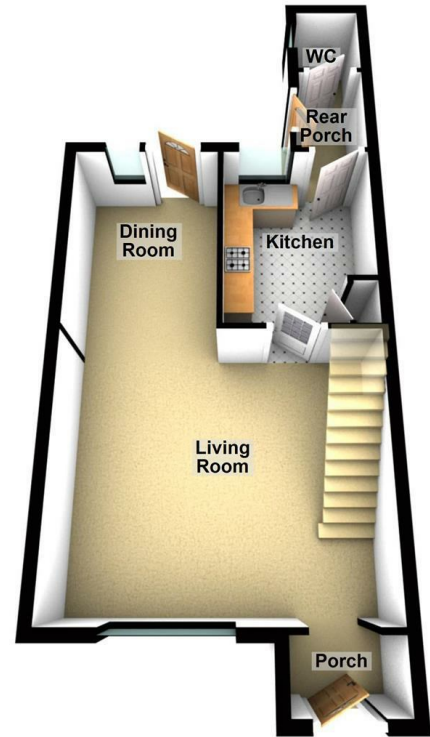


Ground Floor



FRONT PORCH

LIVING ROOM

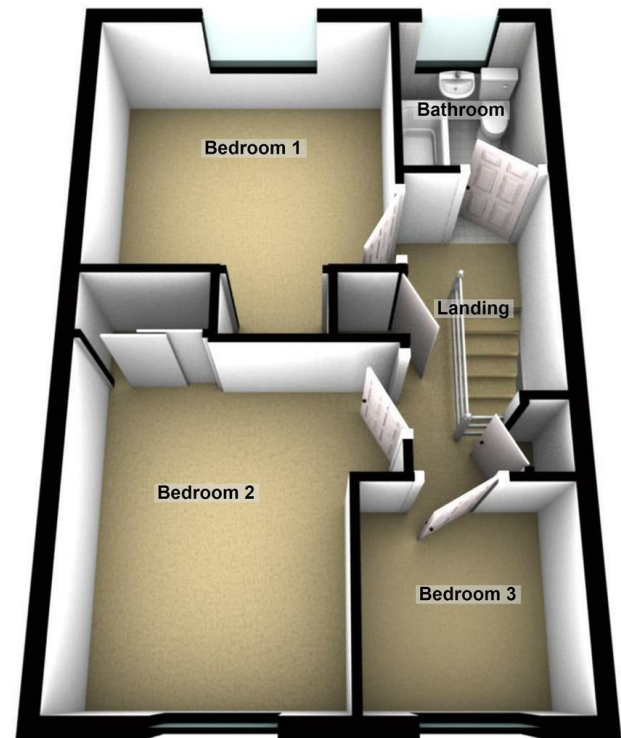
DINING ROOM

KITCHEN

REAR PORCH

CLOAKROOM

First Floor



FIRST FLOOR LANDING

BEDROOM 1

BEDROOM 2

BEDROOM 3

BATHROOM

Woodcock Holmes
20a Tesla Court, Innovation Way,
Peterborough PE2 6FL

01733 303111
info@woodcockholmes.co.uk

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

Wh
WOODCOCK HOLMES

woodcockholmes.co.uk



6 Viking Court
Peterborough, PE2 8LD
£189,995



6 Viking Court

Peterborough

PE2 8LD

brochure blurb sentence A spacious and well-located three-bedroom mid-terrace freehold home with private garden and rear parking, ideally suited to first-time buyers or families and offered with no forward chain.

- AVAILABLE WITH NO FORWARD CHAIN
- THREE BEDROOMS
- PRIVATE GARDEN
- LIVING/DINING ROOM
- UPVC DOUBLE GLAZED
- DOWNSTAIRS CLOAKROOM
- GAS CENTRAL HEATING
- POPULAR LOCATION CLOSE TO AMENITIES

Viewings: By appointment

£189,995

- FRONT PORCH
- LIVING ROOM
14'2" x 6'8"
- DINING AREA
10'6" x 8'1"
- KITCHEN
10'6" x 8'2"
- REAR PORCH
- .CLOAKROOM
- FIRST FLOOR LANDING
11'9" x 6"
- BEDROOM 1
10'2" x 10'2"
- BEDROOM 2
11'4" x 9"
- BEDROOM 3
6'7" x 7" max
- BATHROOM
6" x 5"

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		85
(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 ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		86
(81-91) B		
(69-80) C	63	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		EU Directive 2002/91/EC