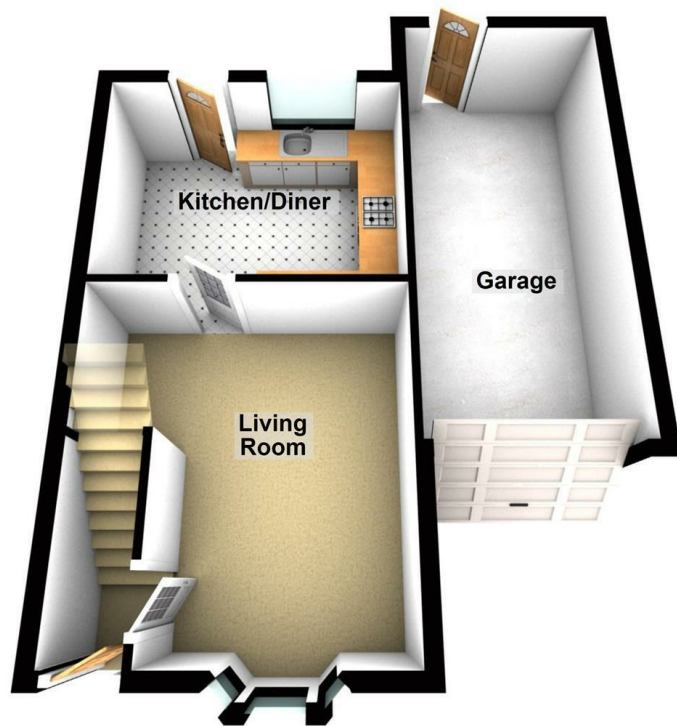


Ground Floor



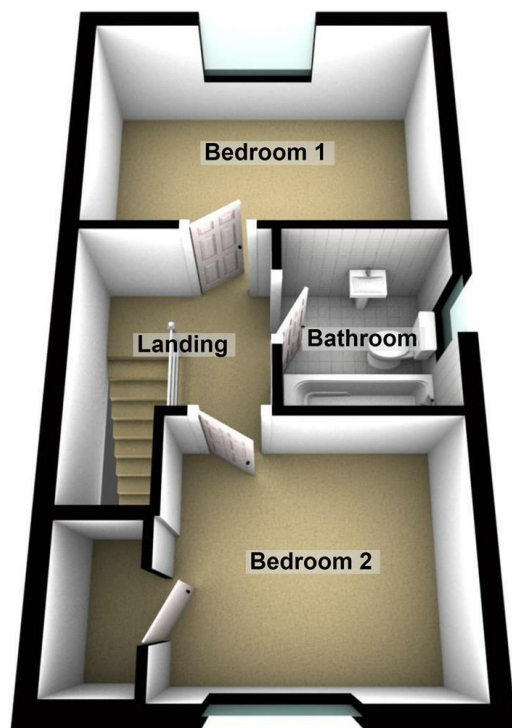
ENTRANCE PORCH

LIVING ROOM

KITCHEN DINER

GARAGE

First Floor



LANDING

BEDROOM 1

BEDROOM 2

BATHROOM



woodcockholmes.co.uk



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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.

179 Meadenvale
Parnwell, Peterborough, PE1 5PU
£185,000



**179 Meadenvale
Parnwell, Peterborough
PE1 5PU**

A great First Time Buy or Investment opportunity. This semi-detached house sits in a quiet cul-de-sac location overlooking a green, benefitting from two double bedrooms, a family bathroom, living space, kitchen/diner, private garden, parking and a garage.

- NO FORWARD CHAIN
- TWO DOUBLE BEDROOMS
- PRIVATE GARDEN
- GARAGE & PARKING
- OVERLOOKING A GREEN
- CUL-DE-SAC LOCATION
- GAS CENTRAL HEATING
- UPVC DOUBLE GLAZING

Viewings: By appointment
£185,000

ENTRANCE PORCH

Single door to front, fitted carpet, stairs to first floor.

LIVING ROOM

13'9" x 12'6"
UPVC double-glazed bay window to front, fitted carpet, radiator.

KITCHEN DINER

9'7" x 12'5"
UPVC double-glazed window to rear, single door to garden. The kitchen is fitted with a matching range of base and eye level units with fitted worktops, splashback tiles behind, built-in electric oven, fitted gas hob, extractor fan above, space for washing machine, space for fridge freezer, wall-mounted gas central heating boiler, radiator and space for a dining table and chairs.

LANDING

Fitted carpet, access to:

BEDROOM 1

8'3" x 12'5"
UPVC double-glazed window to rear, fitted carpet, radiator.

BEDROOM 2

8'3" x 9'6"
UPVC double-glazed window to front, fitted carpet, radiator, storage cupboard.

BATHROOM

6'5" x 5'7"
Obscure uPVC double glazed window to side. Three-piece suite with low level WC, wash hand basin, bath with shower over, radiator.



OUTSIDE

Parking in front of the property and garage. Enclosed rear garden is bordered by timber fencing, the garden has a border of shrubs and is laid with lawn and patio space.

GARAGE

Up and over door to front, single door to rear, power and lighting connected.

SURROUNDING AREA

Parnwell is a residential area close to local amenities including a superstore, public houses, doctor's surgeries, local shops, schooling and churches. Easy access to A1M, A47, A15 and City Centre. There is a regular bus route to the City Centre. Peterborough is a Cathedral City with good rail and road network links

TENURE

Freehold.

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) A		88
(81-91) B		
(69-80) C	71	
(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		88
(81-91) B		
(69-80) C	70	
(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