



- ENTRANCE HALL
- LIVING ROOM
- DINING ROOM
- KITCHEN
- LOBBY
- BATHROOM
- WC
- FIRST FLOOR LANDING
- BEDROOM 1
- BEDROOM 2
- SHOWER ROOM
- BEDROOM 3
- BEDROOM 4
- GARAGE



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

**66 Churchfield Road**  
 Peterborough, PE4 6HE  
 £250,000



## 66 Churchfield Road Peterborough PE4 6HE

A spacious four-bedroom family home set over three floors, featuring a loft conversion, open-plan kitchen/diner, private garden, garage and off-road parking, ideally located close to schools, amenities and travel links.

- AVAILABLE WITH NO FORWARD CHAIN
- LOFT CONVERSION CREATING THREE STOREY LIVING
- BATHROOM AND SHOWER ROOM
- FOUR BEDROOMS
- OFF ROAD PARKING AND SINGLE GARAGE
- UPVC DOUBLE GLAZED AND GAS CENTRAL HEATING
- OPEN PLAN KITCHEN AND DINING SPACE
- SEPARATE LIVING ROOM WITH BAY WINDOW
- CLOSE TO LOCAL SCHOOLS, BROTHERHOODS RETAIL PARK AND AMENITIES
- IDEAL FOR FAMILIES, CALL OUR OFFICE TO ARRANGE A VIEWING

Viewings: By appointment  
£250,000

### ENTRANCE

UPVC door to side, stairs to first floor, access to dining room.

### LIVING ROOM

9'8" x 12'7"  
Double glazed box bay window to front, fitted carpet, feature fireplace, radiator

### DINING ROOM

10'1" x 12'7"  
Double glazed window to side, lino flooring, radiator, understairs storage cupboard, open to kitchen area:

### KITCHEN

7'9" x 12'7"  
Double glazed window to side, fitted kitchen with a matching range of base and eye level units, fitted oven and grill, integrated fridge and freezer, fitted four ring hob with extractor over, fitted dual stainless steel sinks, breakfast bar, space for appliances.

### LOBBY

UPVC door to side, access to:

### BATHROOM

5'8" x 6'8"  
Obscure double glazed window to rear, fitted p-shaped bath with fully tiled surround, wash hand basin, radiator.

### CLOAKROOM

Obscure double glazed window to rear, fitted WC.

### FIRST FLOOR LANDING

Double glazed window to side, fitted carpet, stairs to first floor.

### BEDROOM 1

9'7" x 12'7"  
Double glazed window to front, fitted carpet, radiator.

### BEDROOM 2

13'1" max x 9'8" max  
Double glazed window to rear, fitted carpet, radiator, airing cupboard.

### SHOWER ROOM

6'2" x 5'6"  
Double glazed window to side, three-piece suite with wash hand basin, WC, shower cubicle, tiled surround, radiator.

### BEDROOM 3

9'6" x 9'5"  
Double glazed window to side, fitted carpet, storage into eaves.

### BEDROOM 4

9'4" x 9'5"  
Double glazed window to side, fitted carpet.

### OUTSIDE

Off road parking to the side of the home leading to the side entrance and wooden gates leading to the rear of the home. Outside, the enclosed rear garden offers a private and not overlooked setting, featuring a patio seating area and lawned garden space, perfect for family gatherings and entertaining. The single garage benefits from an up-and-over door to the front, side door access from the garden, and power and lighting connected.

### 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) <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 energy efficient - higher running costs		
	45	75

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