



ENTRANCE HALL

LIVING ROOM

KITCHEN

BEDROOM 1

BEDROOM 2

BATHROOM

CLOAKROOM

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.

**16 Overstone Court**  
 Peterborough, PE3 7JE  
 £249,995





## 16 Overstone Court Peterborough PE3 7JE

A MUST VIEW - DON'T MISS OUT! A spacious detached bungalow, recently refurbished to a high standard throughout and available with No Forward Chain. The property sits in a quiet cul-de-sac location, within easy access to amenities, bus routes, travel links and Peterborough Hospital.

- NO FORWARD CHAIN
- REFURBISHED THROUGHOUT
- CUL-DE-SAC LOCATION
- FRONT & REAR GARDEN
- TWO DOUBLE BEDROOMS
- NEW BOILER
- GARAGE & DRIVEWAY
- NEW KITCHEN
- NEW BATHROOM
- CLOSE TO PETERBOROUGH HOSPITAL

Viewings: By appointment  
£249,995

### ENTRANCE HALL

Double glazed door to side, fitted carpet, radiator, airing cupboard housing the gas central heating boiler.

### LIVING ROOM

11'11" x 17'10"

UPVC double glazed window to front and side, fitted carpet, radiator.

### KITCHEN

9'5" x 8'11"

Double-glazed door to side and uPVC double-glazed window to side. Kitchen fitted with a matching range of base and eye level units, fitted worktops, splash back tiles behind, fitted stainless steel sink drainer, fitted electric oven, four ring hob above, extractor fan over, space for washing machine and space for fridge/freezer.

### BEDROOM 1

15'2" x 8'8"

UPVC double glazed window to rear, fitted carpet, radiator.

### BEDROOM 2

10'9" x 8'8"

UPVC double glazed window to rear, fitted carpet, radiator.

### BATHROOM

5'8" x 5'5"

Obscure uPVC double glazed window to side. P-shaped bath, wash hand basin, chrome towel rack style radiator, tiled walls, shower screen.

### CLOAKROOM

Obscure uPVC double glazed window to side low level WC.

### OUTSIDE

Garden space to the front, laid with lawn with mature shrubs, driveway to the side of the bungalow leading to the garage. Alleyway to the other side of the property with a wooden gated accessing the rear garden area.

The rear garden is enclosed by timber fencing, birch built store shed and is easy maintenance, laid with patio slabs with mature shrub border.

### GARAGE

Brick built, up and over door to front, power connected.

### 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) <b>A</b>		
(81-91) <b>B</b>		<b>85</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>53</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		

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