

ENTRANCE HALL
CLOAKROOM
KITCHEN
DINING ROOM
LIVING ROOM
STUDY
GARAGE

FIRST FLOOR LANDING
BEDROOM 1
BEDROOM 2
BEDROOM 3
BEDROOM 4
BATHROOM



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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.

Apsley Way
Longthorpe, Peterborough, PE3 9NE
£450,000



ENTRANCE HALL
17'11" max x 8'3" max
Door to front, laminate flooring, carpeted stairs to first floor, storage space, double store cupboard, hot air vent, access to:

CLOAKROOM
Obscure uPVC double glazed window to front, fitted two piece suite with WC and wash hand basin.

KITCHEN
12'10" x 7'10"
UPVC double glazed window to front, fitted kitchen with a matching range of base and eye level units, fitted worktops, splashback tiles behind, fitted sink drainer, fitted oven and grill, fitted four ring hob, space for appliances.

DINING ROOM
11'6" x 10'10"
UPVC double glazed window to front, laminate flooring, hot air vent.

LIVING ROOM
17'4" max x 19'10" max
Double glazed patio doors and window to rear, laminate flooring, hot air vents.

STUDY
15'4" x 7'8"
UPVC double glazed window to rear, door to side leading to the garden, wall mounted heater.

GARAGE
52" x 9"
Up and over door to front, window to rear, door to side leading to the garden. Power and lighting connected.

FIRST FLOOR LANDING
5'7" x 11'6"
UPVC double glazed window to front and rear, fitted carpet, access to:

BEDROOM 1
9'6" x 12'2"
UPVC double glazed window to front, fitted carpet, hot air vents.

COUNCIL TAX/TENURE/EPC


Tenure, council tax band (E), 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
<p><i>Very energy efficient - lower running costs</i></p> <p>(92 plus) A</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p> <p><i>Not energy efficient - higher running costs</i></p>	<p>58</p>	<p>79</p>
<p>England & Wales</p>		<p>EU Directive 2002/91/EC</p> 
Environmental Impact (CO ₂) Rating		
	Current	Potential
<p><i>Very environmentally friendly - lower CO₂ emissions</i></p> <p>(92 plus) A</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p> <p><i>Not environmentally friendly - higher CO₂ emissions</i></p>		
<p>England & Wales</p>		<p>EU Directive 2002/91/EC</p> 