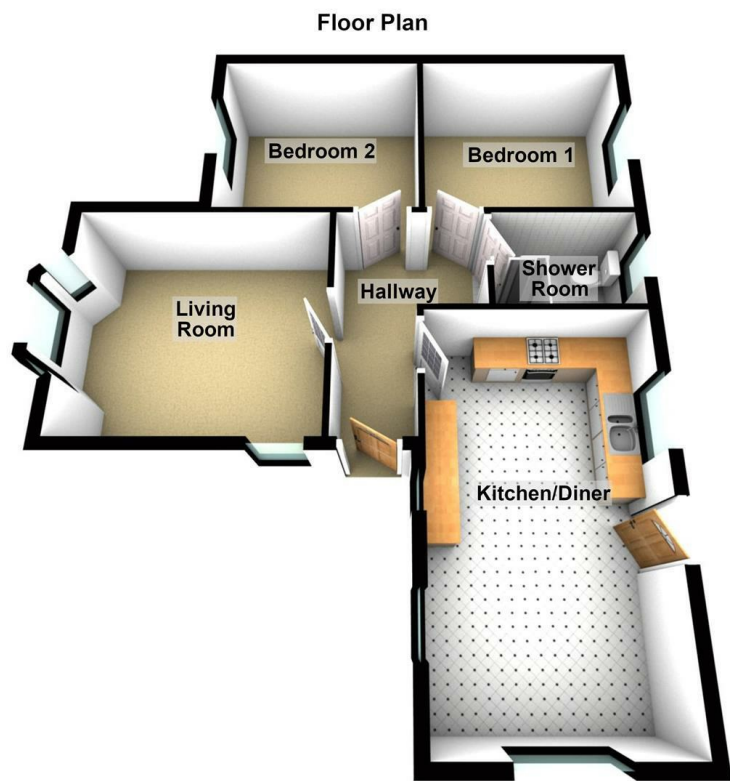




HALLWAY

KITCHEN DINER

LIVING ROOM

BEDROOM 1

BEDROOM 2

SHOWER ROOM



**Woodcock Holmes**  
20a Tesla Court, Innovation Way,  
Peterborough PE2 6FL  
  
01733 303111  
info@woodcockholmes.co.uk

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PROFESSIONALS**

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.

**Francis Gardens**  
Peterborough, PE1 3XS  
£240,000



Francis Gardens  
Peterborough  
PE1 3XS

Available with no forward chain, this semi-detached bungalow occupies a generous corner plot with front and rear gardens, ample secure off-road parking, an extended kitchen/diner, two double bedrooms, a shower room and a living room overlooking the front garden and green space.

• AVAILABLE WITH NO FORWARD CHAIN

• GENEROUS CORNER PLOT

• TWO DOUBLE BEDROOMS

• EXTENDED KITCHEN DINER

• SECURE OFF ROAD PARKING

• UPVC DOUBLE GLAZED

• POPULAR LOCATION

• EASY ACCESS TO TRAVEL LINKS

• SEMI-DETACHED BUNGALOW

• GAS CENTRAL HEATING

Viewings: By appointment

£240,000

**HALLWAY**  
UPVC double glazed door to front, radiator access to:

**KITCHEN DINER**  
19'6" x 10'11"  
UPVC double glazed window to side x3, uPVC double glazed window to front, uPVC double glazed door to garden. Fitted kitchen with a matching range of base and eye level units, fitted worktops, splashback tiles behind, fitted 1 1/2 bowl sink drainer, fitted oven and four ring hob, space for appliances, laminate flooring, space for dining furniutre, radiator.

**LIVING ROOM**  
11'10" x 14'3" into bay  
UPVC double glazed bay window to side, x 2 uPVC double glazed windows to front, laminate flooring, radiator, fireplace.

**BEDROOM 1**  
9'6" x 10'8"  
UPVC double glazed window to side, fitted carpet, radiator.

**BEDROOM 2**  
9'6" x 10'6"  
UPVC double glazed window to side, fitted carpet, radiator.

**SHOWER ROOM**  
5'3" x 7'6"  
Obscure uPVC double glazed window to side, fitted three-piece suite with WC, wash hand basin in vanity unit, shower cubicle, splashback tiles surrounding units, towel rack style radiator.

**OUTSIDE**  
Enclosed forn and side garden by brick wall with gated access, block paved parking to the front with double gated access ot the rear garden, front lawn area with shrub boundaries. The rear garden is enclosed, low maintenance, access from the kitchen, variety of shrubs, two brick built outbuildings for storage.

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