

ENTRANCE PORCH

SITTING ROOM

CLOAKROOM

LEAN-TO

LIVING ROOM

KITCHEN

WET ROOM

UTILITY AREA

SUN-ROOM

FIRST FLOOR LANDING

BEDROOM 1

BEDROOM 2

BEDROOM 3

SHOWER ROOM



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These particulars do not constitute part or all of an offer or 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.

**36 Jubilee Street**

Peterborough, PE2 9PH

£299,995



## 36 Jubilee Street Peterborough PE2 9PH

This property offers a great family home in a fantastic location with plenty of potential. Don't miss the chance to view it – available with no forward chain - book your appointment today!

- NO FORWARD CHAIN
- THREE DOUBLE BEDROOMS
- TWO BATHROOMS
- LARGE GARDEN SPACE
- SPACIOUS DETACHED HOUSE
- TWO RECEPTION ROOMS
- EASY ACCESS TO PETERBOROUGH CITY CENTRE
- LOTS OF POTENTIAL

Viewings: By appointment  
£299,995

### GROUND FLOOR

Upon entering through the entrance porch, stairs lead to the first floor. To the front of the property, you will find two well-proportioned reception rooms, both benefiting from a double aspect. The sitting room features a two-piece cloakroom just off it, ideal for guests, and there is also a door leading to the lean-to, a useful space for storage.

On the opposite side of the house, the bright and airy living room has windows to both the front and rear, allowing plenty of natural light to flood the room. It also provides access to an understairs storage cupboard. At the rear of the living room, you will find access to the kitchen, which is fitted with a range of base and eye-level units, offering plenty of worktop space. Adjacent to the kitchen is a four-piece wet room.

Running along the side and rear of the property is the sunroom, which offers multiple access points to the rear garden. It is fitted with base units, providing an ideal utility area, complete with a sink integrated into the worktops.

SITTING ROOM: 13'7" x 11'9" (4.14m x 3.58m)

CLOAKROOM: 2'10" x 6'1" (0.86m x 1.85m)

LEAN-TO: 16'6" x 8'9" (5.03m x 2.67m)

LIVING ROOM: 13'7" x 11'7" (4.14m x 3.53m)

KITCHEN: 10'7" x 9'7" (3.23m x 2.92m)

WET ROOM: 4'7" x 9'7" (1.40m x 2.92m)

SUN ROOM: 25'8" max x 23'9" (7.82m max x 7.24m)

### FIRST FLOOR

Upstairs, the property offers three generously sized double bedrooms, all of which can comfortably accommodate a double bed. Bedrooms 1 and 2, located at the front of the house, both feature built-in wardrobe space. The third bedroom, located at the rear, is adjacent to the family bathroom, which is fitted with a three-piece suite.

BEDROOM 1: 13'8" x 11'8" (4.17m x 3.56m)

BEDROOM 2: 13'8" x 11'8" (4.17m x 3.56m)

BEDROOM 3: 10'7" x 10" (3.23m x 3.05m)

BATHROOM: 4'6" x 10" (1.37m x 3.05m)

### OUTSIDE

To the front of the property, there is an off-road parking space with gated access leading to the rear garden. The rear garden is a good size, fully enclosed, and offers a variety of lawn space, shrubs, a patio area, and a timber shed – ideal for outdoor living and entertaining.

### LOCATION

This home is situated in a highly convenient location with local amenities nearby, making everyday life easy. You'll enjoy the benefit of being just a short drive away from Peterborough city centre, offering a wide range of shops, restaurants, and transport links.

The property is also well-connected for commuters, with access to major roads and public transport services. Local schools, parks, and other essential services are within easy reach, making this home an ideal choice for families.

### TENURE

Freehold.

### SERVICES

Mains water, electricity, gas and drainage are all connected. None of these services or appliances have been tested by the agents.

### 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.

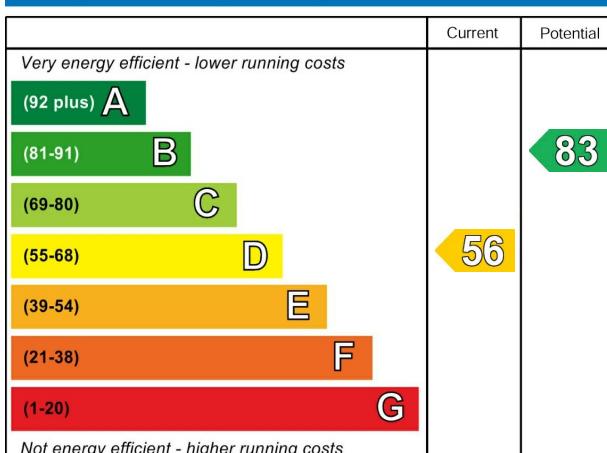
All descriptions, dimensions, warranties, reference to condition or presentation or indeed permissions for usage and occupation should be checked and verified by yourself or any appointed third party, advisor or conveyancer.

None of the appliances, services or equipment described or shown have been tested.

### INVESTMENT INFORMATION

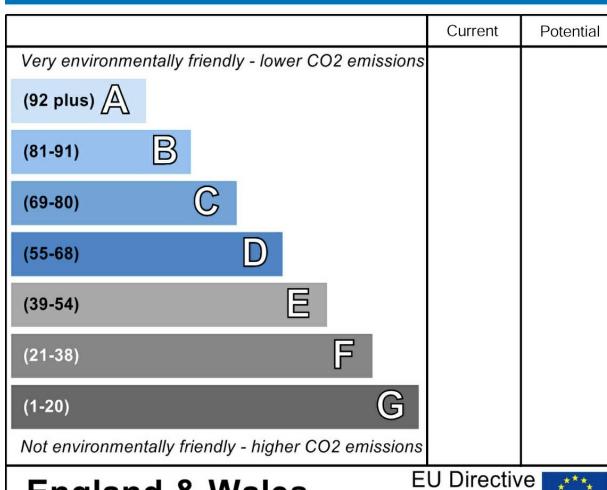
If you are considering this property BUY TO LET purposes, please call our Property Management team on 01733 303111. They will provide free expert advice on all aspects of the lettings market including potential rental yields for this property.

### Energy Efficiency Rating



EU Directive 2002/91/EC

### Environmental Impact (CO<sub>2</sub>) Rating



EU Directive 2002/91/EC