



LIVING ROOM
DINING ROOM
KITCHEN
UTILITY AREA
FIRST FLOOR LANDING
BEDROOM 1
BEDROOM 2
BATHROOM



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**Belle Vue**  
Stanground, Peterborough, PE2 8RA  
£165,000





**Belle Vue**  
**Stanground, Peterborough**  
**PE2 8RA**

Recently redecorated and offered with no forward chain, this spacious end-terrace home is ideal for first-time buyers or buy-to-let investors. Featuring two reception rooms, two bedrooms, and a large, low-maintenance rear garden, the property is ready to move into.

- NO FORWARD CHAIN
- TWO BEDROOMS
- LARGE REAR GARDEN
- TWO RECEPTION ROOMS
- RECENTLY RE-DECORATED THROUGHOUT
- UPVC DOUBLE GLAZING
- EASY ACCESS TO LOCAL AMENITIES AND TRAVEL LINKS
- GAS CENTRAL HEATING
- MODERN FITTED KITCHEN
- DOWNSTAIRS UTILITY ROOM

Viewings: By appointment  
£165,000

## GROUND FLOOR

Upon entry, you are welcomed into the front reception room, currently used as the main living area. This leads through to a second reception room – ideal as a dining space – which features stairs to the first floor and access to the kitchen at the rear. The fitted kitchen is equipped with a range of matching base and eye-level units, worktops, tiled splashbacks, a fitted sink and drainer, and space for appliances. A uPVC door provides direct access to the rear garden. Adjacent to the kitchen is a practical utility area with further space for white goods.

## FIRST FLOOR

Upstairs, the landing gives access to two bedrooms: a spacious primary bedroom to the front aspect and a second bedroom to the rear. The accommodation is completed by a three-piece family bathroom, comprising a bath, WC, and wash hand basin.

## OUTSIDE

The enclosed rear garden is a notable feature of the property – a large, low-maintenance space primarily laid with gravel, complemented by a patio area directly to the rear of the house. The garden is fully enclosed with fencing and includes an additional section at the far end. There is on street parking to the front of the property.

## MEASUREMENTS

LIVING ROOM: 11'1" x 11'7" | 3.38m x 3.53m

DINING ROOM: 12'1" x 11'7" | 3.68m x 3.53m

KITCHEN: 7'8" x 6'1" | 2.34m x 1.85m

UTILITY AREA: 5'7" x 6'1" | 1.70m x 1.85m

FIRST FLOOR LANDING: 15'2" x 5" | 4.62m x 1.52m

BEDROOM 1: 11'1" max x 11'7" | 3.38m max x 3.53m

BEDROOM 2: 12'1" x 5'9" | 3.68m x 1.75m

BATHROOM: 7'9" x 6'1" | 2.36m x 1.85m

## 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

	Current	Potential
<p><i>Very energy efficient - lower running costs</i></p> <p>(92 plus) <b>A</b></p> <p>(81-91) <b>B</b></p> <p>(69-80) <b>C</b></p> <p>(55-68) <b>D</b></p> <p>(39-54) <b>E</b></p> <p>(21-38) <b>F</b></p> <p>(1-20) <b>G</b></p> <p><i>Not energy efficient - higher running costs</i></p>	<p>63</p>	<p>77</p>

**England & Wales** EU Directive 2002/91/EC 

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

	Current	Potential
Very environmentally friendly - lower CO2 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 CO2 emissions		

<b>England &amp; Wales</b>	EU Directive 2002/91/EC	
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