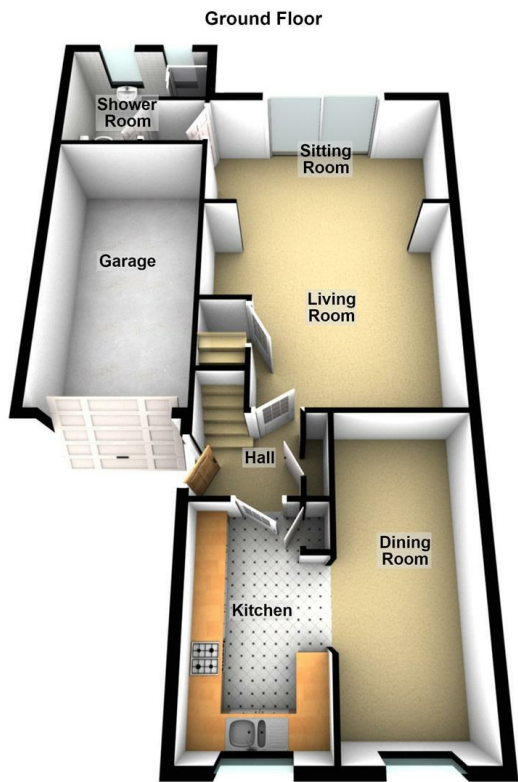




ENTRANCE HALL

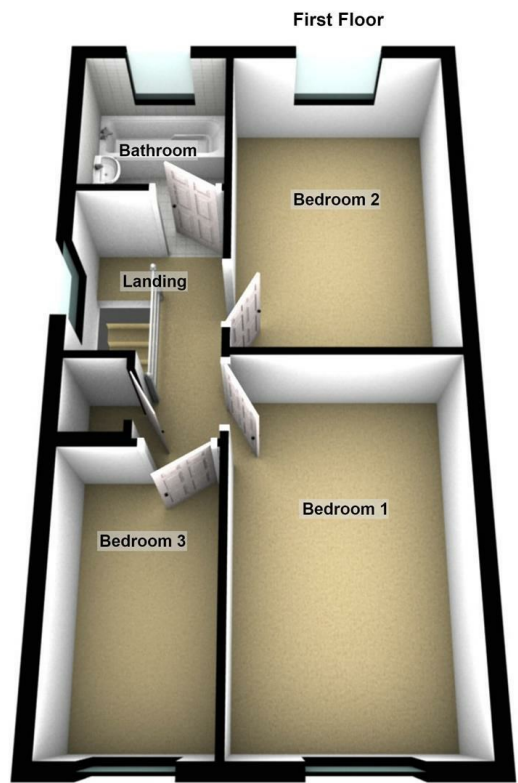
KITCHEN

DINING ROOM

LIVING ROOM

SITTING ROOM

SHOWER ROOM



FIRST FLOOR LANDING

BEDROOM 1

BEDROOM 2

BEDROOM 3

BATHROOM

GARAGE



Woodcock Holmes
20a Tesla Court, Innovation Way,
Peterborough PE2 6FL

01733 303111
info@woodcockholmes.co.uk

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PROPERTY
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 logal title of the property. Buyers not obtain such verification from their solicitors.

St. Marys Close
Peterborough, PE1 4DR
£260,000



St. Marys Close

Peterborough

PE1 4DR

A spacious and extended semi-detached family home occupying a generous corner plot, offering versatile living accommodation, ample off-road parking, a garage and an excellent location close to Peterborough City Centre, schools and transport links.

- EXTENDED SEMI-DETACHED FAMILY HOME
- AVAILABLE WITH NO FORWARD CHAIN
- OFF ROAD PARKING AND SINGLE GARAGE
- OPEN-PLAN LIVING & SITTING ROOM WITH PATIO DOORS
- FITTED KITCHEN & SEPARATE DINING AREA
- SHOWER ROOM DOWNSTAIRS AND UPSTAIRS BATHROOM
- ENCLOSED LOW-MAINTENANCE REAR GARDEN
- UPVC DOUBLE GLAZED AND GAS CENTRAL HEATING

Viewings: By appointment

£260,000

- HALL

KITCHEN

DINING ROOM

LIVING ROOM

SITTING ROOM

SHOWER ROOM

FIRST FLOOR LANDING

BEDROOM 1

BEDROOM 2

BEDROOM 3
- 12'3" x 6'10"

17'4" x 7'3"

13'6" x 14'9"

7'10" x 14'5"

8'5"max x 8'9" max

14'6" x 8'7"

11'8" x 8'7"

11" x 5'7"



- BATHROOM

5'6" x 5'10"

OUTSIDE

COUNCIL TAX/TENURE/EPC

MARKETING INFORMATION

SERVICES
- Tenure, council tax band, and EPC rating details are provided by the vendor or relevant authority and should be verified by prospective buyers.

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.

Services, systems, and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		83
(69-80) C	70	
(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 ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions		
England & Wales		EU Directive 2002/91/EC