



LIVING ROOM

DINING ROOM

KITCHEN

SHOWER ROOM

LANDING

BEDROOM 1

BEDROOM 2

BATHROOM

BEDROOM 3



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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.

47 South View Road
 Peterborough, PE4 6AG
 £195,000



47 South View Road Peterborough PE4 6AG

A spacious three-bedroom semi-detached home offered with no forward chain, ideally located close to local amenities, schooling and Brotherhood Shopping Centre, featuring two reception rooms, a generous kitchen, enclosed rear garden and excellent potential for families and first-time buyers alike.

- NO FORWARD CHAIN
- THREE SEPARATE BEDROOMS
- TWO RECEPTION ROOMS
- TWO BATHROOMS
- UPVC DOUBLE GLAZED AND GAS CENTRAL HEATING
- CLOSE TO LOCAL AMENITIES AND SHOPPING CENTRES
- IDEAL FOR FIRST TIME BUYERS AND FAMILIES
- SPACIOUS FAMILY HOME
- ENCLOSED REAR GARDEN
- CALL OUR OFFICE TO VIEW

Viewings: By appointment
£195,000

LIVING ROOM

11'10" x 12'7"
UPVC door to front, uPVC double glazed bay window to front, radiator, laminate flooring.

DINING ROOM

11'10" x 12'7"
UPVC double glazed window to rear, radiator, laminate flooring, storage cupboard under stairs.

KITCHEN

17'1" x 7'8"
UPVC double glazed doors and uPVC double glazed window to side x2, fitted kitchen with a matching range of base and eye level units, fitted worktops, splashback tiles, fitted sink drainer, fitted oven.

SHOWER ROOM

3'8" x 7'8"
Obscure uPVC double glazed window to rear, three piece suite with WC, wash hand basin, shower, tiled surround, radiator,

LANDING

Fitted carpet, access to:

BEDROOM 1

11'10" x 12'7"
UPVC double glazed window to front, fitted carpet, radiator.

BEDROOM 2

11'11" x 8'10"
UPVC double glazed window to rear, fitted carpet, radiator, storage cupboard.

BATHROOM

8'11" x 5'1"
Obscure uPVC double glazed window to side, fitted three piece suite with bath, WC and wash hand basin, fully tiled surround, radiator.

BEDROOM 3

11'7" x 7'8"
UPVC double glazed window to rear, fitted carpet, radiator, wall mounted gas central heating boiler.

OUTSIDE

Side access to the garden from the side of the house, enclosed by timber fencing, laid to lawn with patio area and path.

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		83
(69-80) C		
(55-68) D	62	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England & Wales EU Directive 2002/91/EC

Environmental Impact (CO₂) 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