



ENTRANCE PORCH

HALLWAY

LIVING ROOM

KITCHEN

BEDROOM

BATHROOM



Woodcock Holmes

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

01733 303111

info@woodcockholmes.co.uk

rightmove
find your happy

The Property Ombudsman

Zoopla

THE GUILD 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 legal title of the property. Buyers not obtain such verification from their solicitors.

63 Wharf Road
Peterborough, PE2 9PS
£100,000



**63 Wharf Road
Peterborough
PE2 9PS**

Situated on Wharf Road in the city of Peterborough, this well-presented maisonette is now offered for sale and represents an excellent opportunity for both first-time buyers and investment purchasers.

- AVAILABLE WITH NO FORWARD CHAIN
- EASY ACCESS TO PETERBOROUGH CITY CENTRE
- DOUBLE BEDROOM WITH NEWLY LAID CARPET AND FITTED DOUBLE WARDROBE
- GAS CENTRAL HEATING AND UPVC DOUBLE GLAZED
- AMPLE STORAGE SPACE
- GOOD CONDITION THROUGHOUT
- 103 YEAR LEASEHOLD
- RECENTLY RE-DECORATED
- AFFORDABLE LIVING WITH EPC BAND C AND COUNCIL TAX BAND A
- CALL OUR OFFICE TO VIEW

Viewings: By appointment
£100,000

ENTRANCE PORCH

UPVC door to front, carpeted stairs leading up to the first floor.

HALLWAY

UPVC double glazed window to side, laminate flooring, airing cupboard with wall mounted gas central heating boiler, x2 store cupboards, access to:

LIVING ROOM

9'10" x 15'10"
UPVC double glazed window to front, laminate flooring, radiator, store cupboard.

KITCHEN

8" x 8'2"
UPVC double glazed window to rear, fitted kitchen with a matching range of base and eye level units, fitted worktops with splashback tiles behind, fitted sink drainer, fitted oven, fitted hob, space for appliances.

BEDROOM

14'5" x 8'7"
UPVC double glazed window to rear, fitted carpet, radiator, fitted double wardrobe.

BATHROOM

6" x 4'9"
Obscure uPVC double glazed window to side, three piece suite with WC, wash hand basin, bath with shower over, splashback tile surround.

COUNCIL TAX/TENURE/EPC

Tenure (LEASEHOLD), council tax band (A), and EPC rating (C) details are provided by the vendor or relevant authority and should be verified by prospective buyers.

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.

SERVICES

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		
(69-80) C	74	76
(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	75	78
(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		