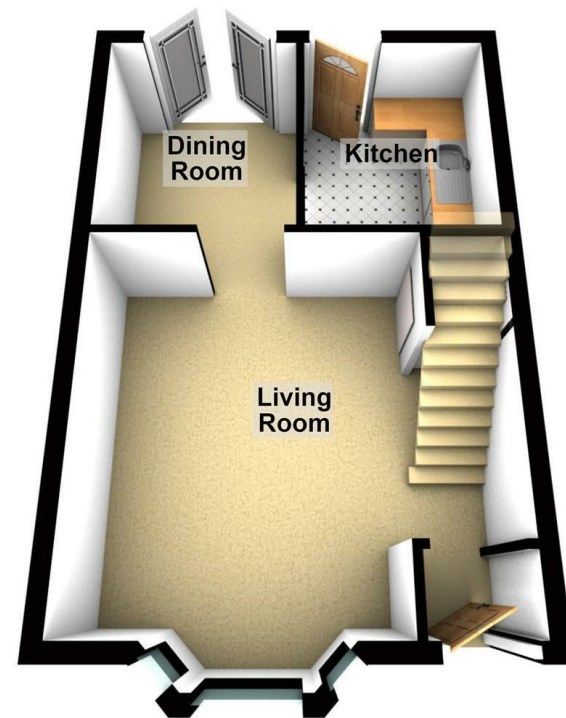


Ground Floor



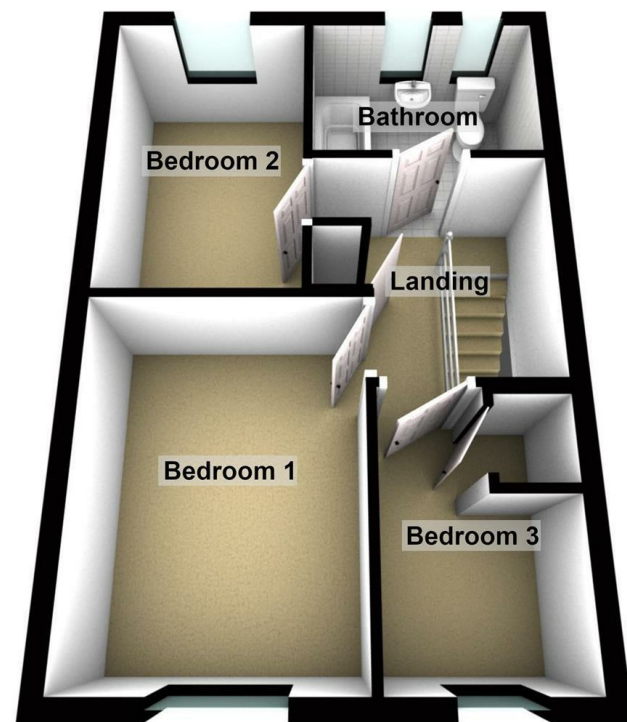
ENTRANCE PORCH

LIVING ROOM

DINING ROOM

KITCHEN

First Floor



LANDING

BEDROOM 1

BEDROOM 2

BEDROOM 3

BATHROOM

Woodcock Holmes

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

01733 303111

info@woodcockholmes.co.uk

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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.

Wh
WOODCOCK HOLMES

woodcockholmes.co.uk



13 Brailsford Close

Peterborough, PE3 9JU

£200,000



13 Brailsford Close

Peterborough

PE3 9JU

A well-presented three-bedroom end-terrace home offered with no forward chain, featuring off-road parking, a private enclosed rear garden, and spacious living accommodation, ideally situated in a quiet cul-de-sac close to Peterborough City Hospital, Shopping Centre, and transport links.

- NO FORWARD CHAIN
- THREE-BEDROOM END-TERRACE HOME
- IDEAL FOR FIRST-TIME BUYERS AND FAMILIES
- RECENTLY REDECORATED WITH NEW FLOORING THROUGHOUT
- SPACIOUS LIVING ROOM AND SEPARATE DINING ROOM
- PRIVATE ENCLOSED REAR GARDEN NOT OVERLOOKED
- UPVC DOUBLE GLAZED AND GAS CENTRAL HEATING
- EASY ACCESS TO TRAVEL LINKS AND PETERBOROUGH CITY HOSPITAL

Viewings: By appointment

£200,000

ENTRANCE PORCH
UPVC double glazed door to front, access to living room:

LIVING ROOM
13'11" x 15'8"
UPVC double glazed bay window to front, fitted carpet, radiator, stairs to first floor, understairs storage cupboard, door to dining area:

DINING ROOM
8'6" x 7'6"
French doors to the rear garden, lino flooring, radiator, open to kitchen:

KITCHEN
8'6" x 7'4"
UPVC double glazed window and door to rear, fitted kitchen with a matching range of base and level units, fitted worktops, splashback tiles, fitted oven, fitted four ring hob, extractor fan above, fitted sink drainer, wall mounted gas central heating boiler, space for appliances.

LANDING
Fitted carpet, airing cupboard, access to:

BEDROOM 1
11'9" x 8'10"
UPVC double glazed window to front, fitted carpet, radiator.

BEDROOM 2
10'9" x 6'10"
UPVC double glazed window to rear, fitted carpet, radiator.



BEDROOM 3
8'9" max x 6'1" max
UPVC double glazed window to front, fitted carpet, radiator, built in store cupboard over bulkhead.

BATHROOM
5'5" x 7'3"
x2 uPVC double glazed obscure windows to rear, fitted three piece suite with WC< wash hand basin, bath with fitted shower screen, shwoer oven, fully tiled walls behind units, lino flooring, radiator.

OUTSIDE
Enclosed rear garden laid with lawn and patio area, mature shrubs.

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.

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	71	88
(92 plus) A		
(81-91) B		
(69-80) C		
(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 