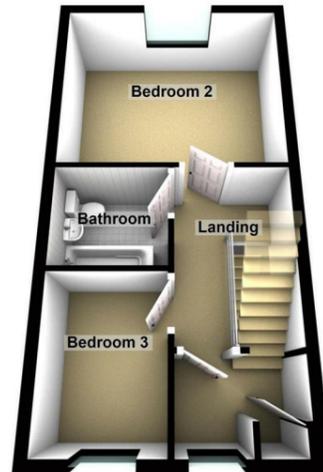
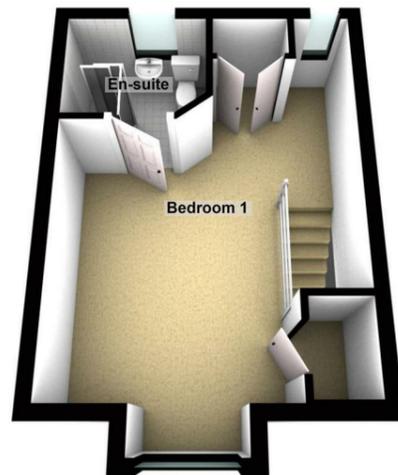


Ground Floor



First Floor



Second Floor

ENTRANCE HALL

CLOAKROOM

KITCHEN

LIVING ROOM

FIRST FLOOR LANDING

BEDROOM 2

BATHROOM

BEDROOM 3

BEDROOM 1

ENSUITE



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

01733 303111  
info@woodcockholmes.co.uk



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.

**18 Tern Road**  
Peterborough, PE7 8DG  
£240,000



**18 Tern Road  
Peterborough  
PE7 8DG**

A well-presented three-bedroom, three-storey family home in the sought-after area of Hampton Hargate, offering a spacious top-floor main suite with en-suite, private rear garden, garage and parking, all within easy reach of Serpentine Green Shopping Centre and the A1.

- NO FORWARD CHAIN
- THREE STOREY FAMILY HOME
- DOWNSTAIRS CLOAKROOM
- GARAGE AND PARKING
- UPVC DOUBLE GLAZED AND GAS CENTRAL HEATING
- POPULAR LOCATION WITH WALKING SPOTS AND LAKES CLOSE BY
- EASY ACCESS TO SHOPPING CENTRE AND LOCAL AMENITIES
- GOOD TRAVEL LINKS INCLUDING EASY ACCESS TO THE A1 MOTORWAY
- TOP FLOOR MAIN BEDROOM WITH PRIVATE ENSUITE
- CALL OUR OFFICE TO ARRANGE A VIEWING

Viewings: By appointment  
£240,000

**ENTRANCE HALL**

Door to front, radiator, stairs to first floor, access to:

**CLOAKROOM**

Obscure uPVC double glazed window to front, two piece suite with WC and wash hand basin, radiator.

**KITCHEN**

11'7" x 6'6"  
UPVC double glazed window to front, fitted kitchen with a matching range of base and eye level units, fitted worktops, splashback tiles behind, fitted sink drainer, fitted oven and hob, extractor fan above, space for appliances.

**LIVING ROOM**

14'6" x 13'4"  
UPVC double glazed French doors and x2 windows to rear, laminate flooring, radiator, storage cupboard under stairs.

**FIRST FLOOR LANDING**

Fitted carpet, access to all rooms including private access to the second floor.

**BEDROOM 2**

10'7" x 13'4"  
UPVC double glazed window to rear, fitted carpet, radiator.

**BATHROOM**

5'10" x 6'3"  
Three piece suite with WC, wash hand basin, bath, tiled surround, radiator.



**BEDROOM 3**

9'5" x 6'3"  
UPVC double glazed window to front, laminate flooring, radiator.

**BEDROOM 1**

14'11" x 13'4"  
UPVC double glazed window to front, Velux window to rear, radiator, fitted carpet, fitted double wardrobe, access to ensuite.

**ENSUITE**

4'6" x 6'7"  
Velux window. Three piece suite with WC, wash hand basin, shower cubicle, tiled surround, laminate flooring, radiator.

**OUTSIDE**

Private rear garden mainly laid to lawn with patio area and timber fence border. Parking in front of a single garage with up and over door.

**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		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>86</b>
(69-80) <b>C</b>	<b>73</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		

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

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

	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		

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