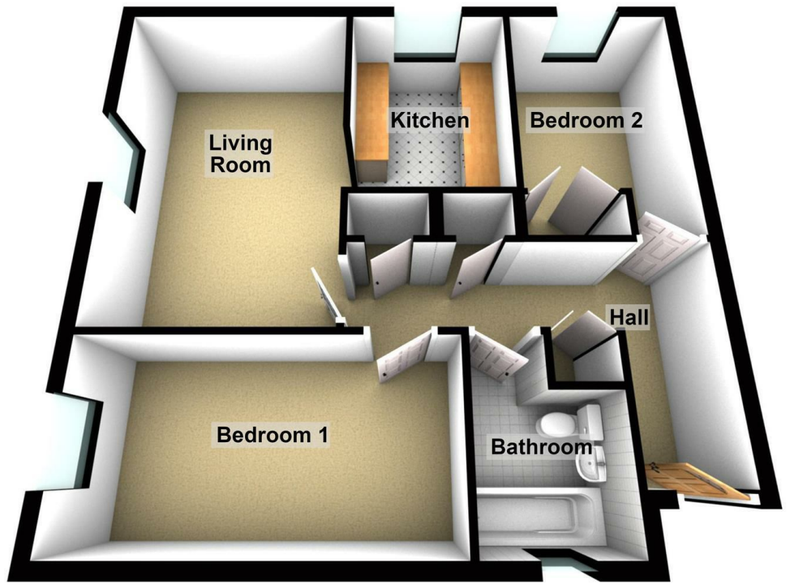
Floor Plan



HALLWAY

LIVING ROOM

KITCHEN

BEDROOM 1

BEDROOM 2

BATHROOM

GARAGE

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







79 Audley House Audley Gate

Peterborough, PE3 9PL

£95,000











79 Audley House Audley Gate Peterborough PE3 9PL

A two-bedroom top floor apartment in the popular Audley House development, offered with no forward chain, a 956-year lease and single garage, presenting an excellent modernisation opportunity for buyers or investors, conveniently located close to local amenities, schools and Peterborough city centre.

- AVAILABLE WITH NO FORWARD CHAIN
- 956 YEAR LEASE
- IN NEED OF MODERNISATION
- TWO DOUBLE BEDROOMS
- SINGLE GARAGE
- POPULAR LOCATION

Viewings: By appointment
£95,000

HALLWAY
Door to front, airing cupboard, storage cupboard x2, access to all rooms:

LIVING ROOM
15'10" x 10'6"
Window to side, radiator.

KITCHEN
9'6" x 7'6"
Window to rear, fitted kitchen with space for appliances.

BEDROOM 1
8'4" x 15'6"
Window to side, radiator.

BEDROOM 2
9'6" x 7'9"
Window to rear, laminate flooring, radiator.

BATHROOM
5'10" x 6"
Obscure window to front, three piece suite with WC, wash hand basin and bath.

GARAGE
Up and over doot fornt.

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.

