



ENTRANCE PORCH

HALLWAY

BEDROOM 1

BEDROOM 2

LIVING ROOM

KITCHEN DINER

FOUR PIECE BATHROOM

LOFT ROOM

SINGLE GARAGE



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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.

**3 New Meadow Drive**  
Peterborough, PE7 3DG  
£300,000





### 3 New Meadow Drove Peterborough PE7 3DG

Enjoy open field views to the front and a tranquil river backdrop to the rear with this detached village home on a ¼ acre plot (STS). Featuring gardens, outbuildings, a garage, and three bedrooms, it offers superb potential to create your perfect countryside retreat.

- STUNNING FIELD VIEWS TO THE FRONT
- LOTS OF POTENTIAL
- SITTING ON 1/4 ACRE PLOT (STS)
- AMPLE PARKING SPACE AND SINGLE GARAGE
- RIVER VIEWS TO THE REAR
- KITCHEN DINER
- LIVING ROOM OVERLOOKING COUNTRYSIDE TO THE FRONT
- RURAL AND PRIVATE LOCATION
- IDEAL SPOT TO CREATE YOUR PERFECT LONG TERM HOME
- CALL OUR OFFICE TO ARRANGE A VIEWING

Viewings: By appointment

£300,000

**PORCH**  
Door to front, access to hallway:

**HALLWAY**  
Stairs to first floor, airing cupboard, access to:

**BEDROOM 1**  
12'7" x 10'6"  
Double glazed window to front, fitted carpet, electric heater.

**BEDROOM 2**  
11'6" x 8'6"  
Double glazed window to rear, fitted carpet, electric heater.

**LIVING ROOM**  
13'5" x 14'5"  
Double glazed window to front and side, parquet flooring, electric heater, open fireplace, door to kitchen:

**KITCHEN DINER**  
10'6" x 12'6"  
Double glazed window to rear and side, space for dining furniture, fitted kitchen with a matching range of base and eye level units, fitted sink drainer, space for appliances.

**FOUR PIECE FAMILY BATHROOM**  
7'5" x 6'7"  
Obscure double glazed window to rear, fitted four piece suite with WC, wash hand basin, bath, shower cubicle, tiled surround.

**LOFT ROOM/BEDROOM 3**  
8'6" x 14'10"  
Double glazed window to side, fitted carpet.



**OUTSIDE**  
The property is surrounded by attractive gardens, including gravelled areas, flower beds to the front, and generous lawns to the rear and side, all enclosed by mature hedging for privacy. Additional features include greenhouses, vegetable patches, outbuildings, useful storage areas, and a single garage with double doors to the front. The grounds also provide direct access down to the river – perfect for keen gardeners or those who love the outdoors.

**TENURE**  
Freehold.

**TAX BAND**  
Council tax band C - Cambridgeshire.

**SERVICES**  
Mains water, electricity, are all connected. Cess pit on the plot. None of these services or appliances have been tested by the agents.

**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. All descriptions, dimensions, warranties, reference to condition or presentation or indeed permissions for usage and occupation should be checked and verified by yourself or any appointed third party, advisor or conveyancer. None of the appliances, services or equipment described or shown have been tested.

**INVESTMENT INFORMATION**  
If you are considering this property BUY TO LET purposes, please call our Property Management team on 01733 303111. They will provide free expert advice on all aspects of the lettings market including potential rental yields for this property.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(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 <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO2 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 CO2 emissions		
England & Wales		EU Directive 2002/91/EC