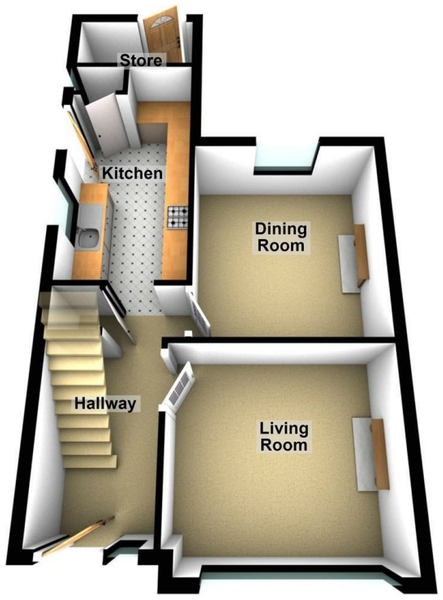
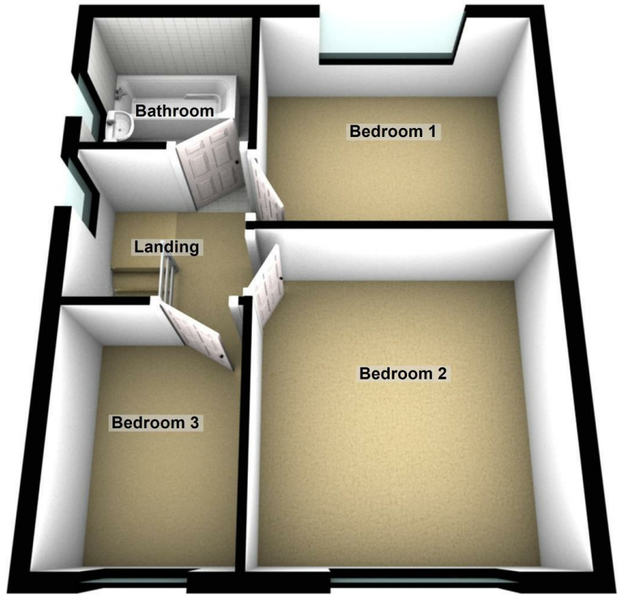
Ground Floor



First Floor



ENTRANCE HALL

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

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.

woodcockholmes.co.uk

WOODCOCK HOLMES

73 Oakdale Avenue

Peterborough, PE2 8TE

£250,000

73 Oakdale Avenue
Peterborough
PE2 8TE

A well-presented three-bedroom semi-detached family home on Oakdale Avenue offering two reception rooms, a fitted kitchen, enclosed private garden, and ample off-road parking. Conveniently located close to local amenities, schools and transport links.

- NO FORWARD CHAIN
- IDEAL FAMILY HOME
- AMPLE OFF ROAD PARKING
- PRIVATE REAR AND SIDE GARDEN SPACE
- THREE BEDROOMS
- TWO RECEPTION ROOMS
- FITTED KITCHEN WITH PLENTY OF WORKTOP SPACE AND STORAGE
- UPVC DOUBLE GLAZED
- GAS CENTRAL HEATING
- POPULAR AREA CLOSE TO SCHOOL AND AMENITIES

Viewings: By appointment
£250,000

ENTRANCE HALL
UPVC window and door to front, stairs to first floor with store cupboard under, radiator, access to:

LIVING ROOM
10'8" x 11'7"
UPVC double glazed window to front, fitted carpet, radiator, fireplace.

DINING ROOM
11'7" x 10'6"
UPVC double glazed window to rear, fitted carpet, radiator, fireplace.

KITCHEN
13'6" x 7'2"
UPVC double glazed window to both side, single door to side leading to the garden. Fitted garden with a matching range of base and eye level units, fitted worktops, splashback tiles, fitted sink drainer, fitted oven, fitted hobs, space for appliances, store cupboard.

FIRST FLOOR LANDING
6'11" x 7'2"
UPVC double glazed window to side, fitted carpet, access to:

BEDROOM
10'4" x 10'6"
UPVC double glazed window to rear, fitted carpet, radiator.

BEDROOM 2
12'1" x 10'6"
UPVC double glazed window to front, fitted carpet, radiator.

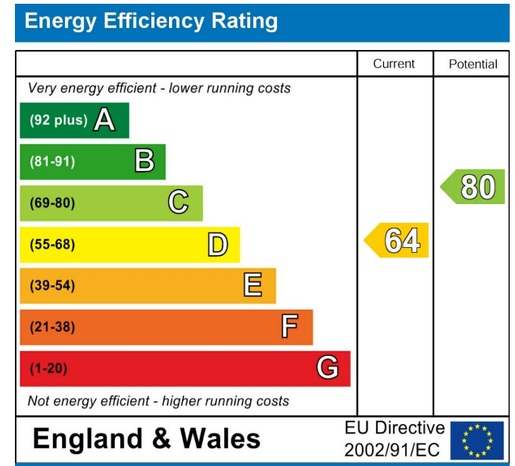
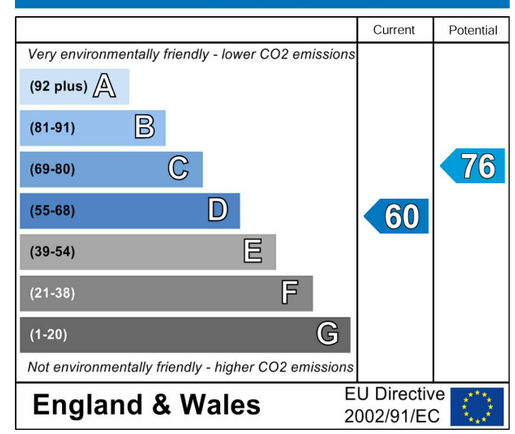
BEDROOM 3
9" x 7'2"
UPVC double glazed window to front, fitted carpet, radiator.

BATHROOM
5'9" x 7'2"
Obscure uPVC double glazed window to side, fitted three piece suite with bath, wash hand basin, WC, radiator.

OUTSIDE
To the front, there is ample off-road gravel parking extending to the side of the property, with gated access to the rear garden. The private enclosed rear garden is not overlooked and provides a mix of lawn, patio and shrub borders, with space for outdoor furniture and entertaining.

TENURE
Freehold.

SERVICES
Mains water, electricity, gas and drainage are all connected. 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.