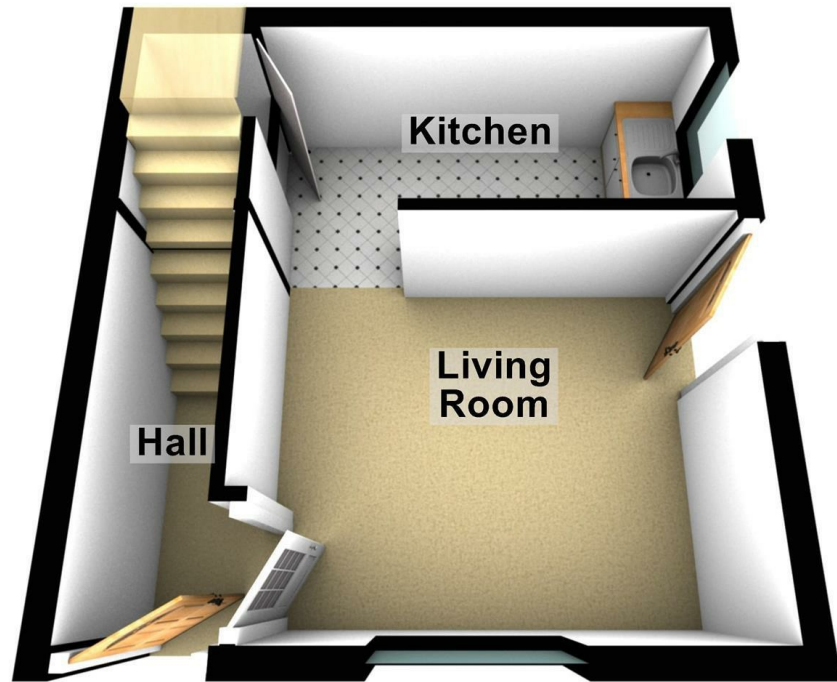


## Ground Floor

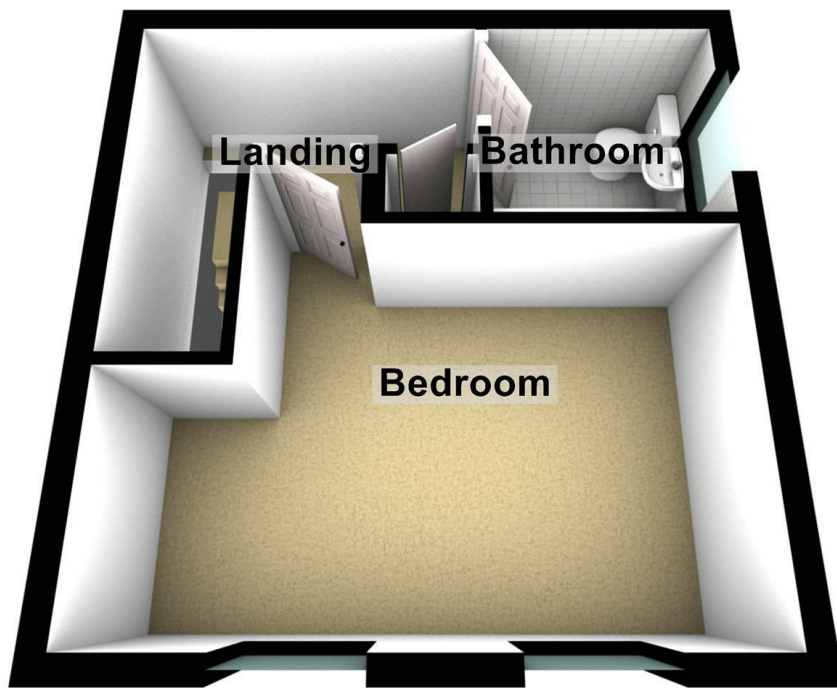


ENTRANCE HALL

LIVING ROOM

KITCHEN

## First Floor



LANDING

BEDROOM

BATHROOM

### Woodcock Holmes

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

01733 303111

info@woodcockholmes.co.uk

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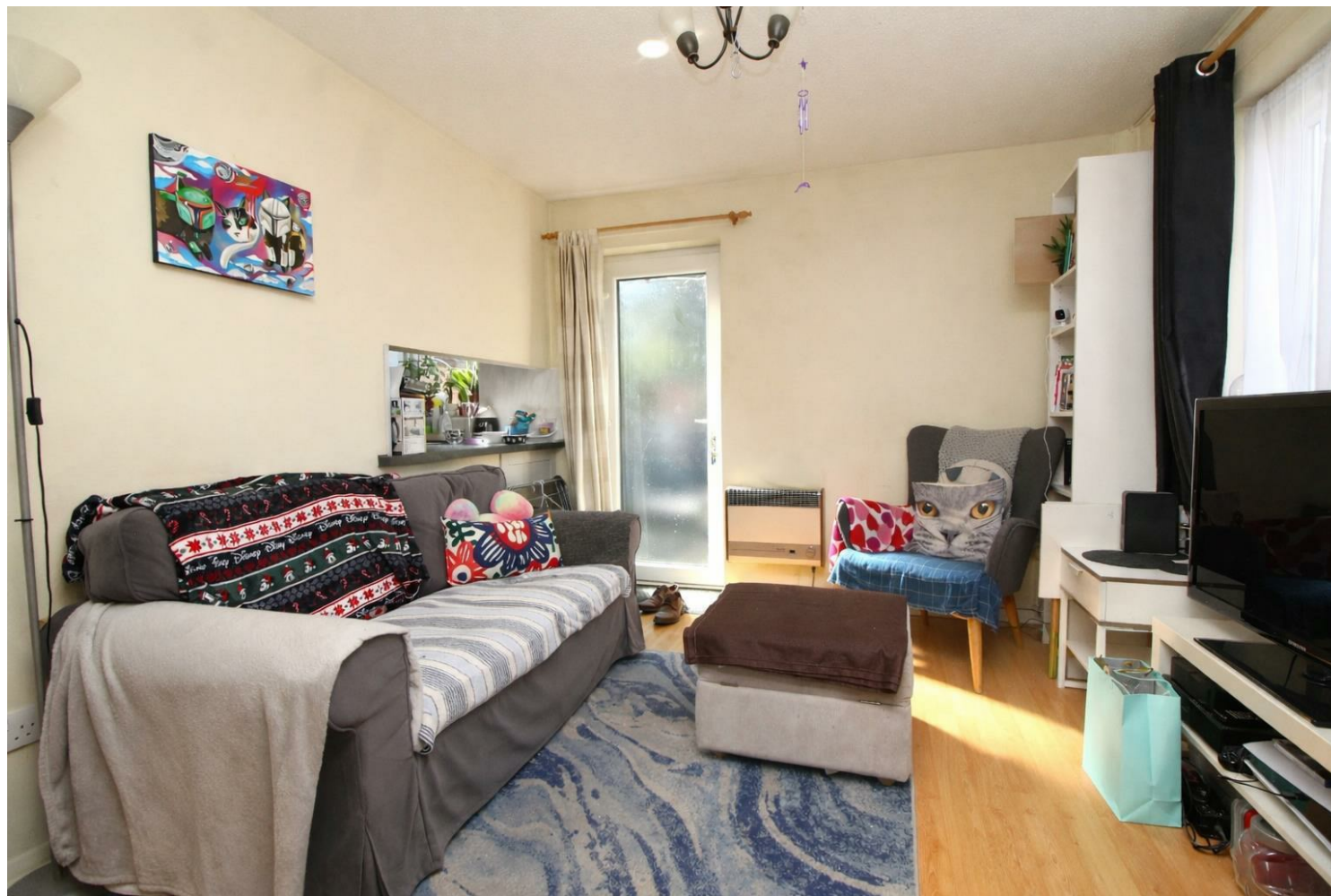


These particulars do not constitute part or all of an offer of contract. The measurements are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to re-check measurements before committing to any expense. Woodcock Holmes have not tested any apparatus, equipment, 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.

woodcockholmes.co.uk



**59 Elstone**  
Peterborough, PE2 5JZ  
£150,000



## 59 Elstone Peterborough PE2 5JZ

A well-presented end-terrace home in a quiet cul-de-sac in Orton Waterville, offering bright living space, a private garden, and no forward chain—ideal for first-time buyers or investors.

- AVAILABLE WITH NO FORWARD CHAIN
- PRIVATE GARDEN SPACE
- ALLOCATED PARKING
- DOUBLE BEDROOM
- MODERN FITTED KITCHEN
- STORAGE SPACE
- UPVC DOUBLE GLAZED
- POPULAR LOCATION CLOSE TO LOCAL GREEN SPACE AND FERRY MEADOWS
- QUIET CUL-DE-SAC LOCATION
- CALL OUR OFFICE TO VIEW

Viewings: By appointment  
£150,000

### HALL

UPVC door to front, stairs to first floor, door to living room:

### LIVING ROOM

9'10" x 11'7"

UPVC window to front, uPVC double glazed door to side, gas heater, open to kitchen:

### KITCHEN

4'8" x 11'7"

UPVC double-glazed window to side, fitted kitchen with a matching range of base and eye level units, fitted worktops, fitted sink drainer, space for appliances storage cupboard understairs.

### LANDING

Fitted carpet, airing cupboard, access to:

### BEDROOM

9'2" x 15'1"

UPVC double-glazed window to front x2, fitted carpet, gas heater.

### BATHROOM

5'1" x 5'7"

Obscure uPVC double-glazed window to side, fitted three-piece suite with WC, wash hand basin, bath with shower over.



### OUTSIDE

Allocated parking to the front. Wooden gate to the side leading into the garden. The garden is enclosed, private with no property overlooking, laid with a mix of lawn, patio and gravelled areas.

### 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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(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 energy efficient - higher running costs		
<b>England &amp; Wales</b>		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		
<b>England &amp; Wales</b>		EU Directive 2002/91/EC 