



STAIRS UP TO PROPERTY

ENTRANCE HALL

KITCHEN

BEDROOM 1

BEDROOM 2

LIVING ROOM

BATHROOM



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

01733 303111
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THE
GUILD
PROPERTY
PROFESSIONALS

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.

23a Whitsed Street
Peterborough, PE1 5ED
£105,000



- NO FORWARD CHAIN
TWO DOUBLE BEDROOMS
GAS CENTRAL HEATING
CITY CENTRE LOCATION
SPACIOUS ACCOMODATION
RECENTLY AGREED LEASE EXTENSION TO 159 YEARS
UPVC DOUBLE GLAZED WINDOWS
CALL 01733 303111 TO VIEW

Viewings: By appointment
£105,000

The property features gas central heating with radiators throughout, uPVC double glazed windows. Located in Peterborough City Centre, you are within walking distance and close proximity to shops, amenities, schools, travel links and public transport. Call our office with any queries or to arrange a viewing.

BATHROOM 9' x 5'3" (2.74m x 1.60m)

Leasehold. Recently renewed lease, now 159 years. Peppercorn rent, £0 ground rent.

None of the appliances, services or equipment described or shown have been tested.

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
<i>Very energy efficient - lower running costs</i> (92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G <i>Not energy efficient - higher running costs</i>		68	76
England & Wales		EU Directive 2002/91/EC 	
Environmental Impact (CO ₂) Rating			
		Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i> (92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G <i>Not environmentally friendly - higher CO₂ emissions</i>			
England & Wales		EU Directive 2002/91/EC 	