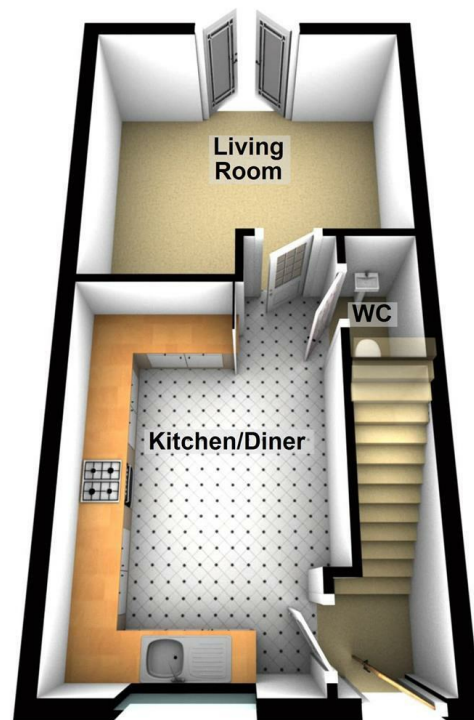


Ground Floor



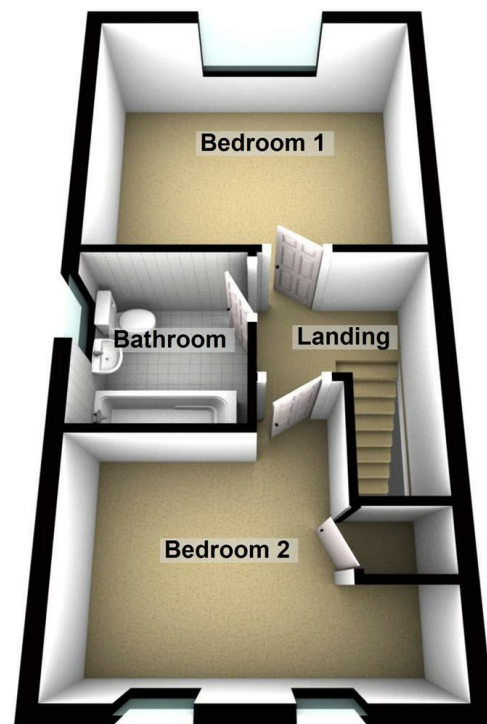
ENTRANCE PORCH

KITCHEN DINER

CLOAKROOM

LIVING ROOM

First Floor



LANDING

BEDROOM 1

BEDROOM 2

BATHROOM

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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

WH
WOODCOCK HOLMES



83 Manor Drive
Peterborough, PE4 7AR
£210,000



83 Manor Drive

Peterborough

PE4 7AR

An immaculately presented two double bedroom home featuring a modern kitchen, spacious living accommodation, private rear garden and off-road parking for two vehicles, ideal for first-time buyers.

• MODERN FAMILY HOME - IDEAL FOR FIRST TIME BUYERS

• AVAILABLE WITH NO FORWARD CHAIN

• CLOSE TO LOCAL TRAVEL LINKS, BUS STOP AND SCHOOLS

• DRIVEWAY TO THE SIDE OF THE HOME

• ENCLOSED REAR GARDEN STRETCHING THE WIDTH OF THE HOUSE AND DRIVE

• TWO DOUBLE BEDROOMS

• THREE-PIECE BATHROOM WITH SHOWER OVER BATH

• CONVENIENT DOWNSTAIRS CLOAKROOM

• MODERN KITCHEN/DINER

• LIVING ROOM WITH FRENCH DOORS TO THE GARDEN

Viewings: By appointment

£210,000

ENTRANCE PORCH
Composite door to front, matwell, stairs to first floor, fitted carpet, access to kitchen diner.

KITCHEN DINER
14'3" x 9'10"
UPVC double glazed window to front, tiled flooring. Kitchen is fitted with a matching range of base and eye level units with fitted worktops. Fitted electric oven, built-in electric four ring gas hob, stainless steel splash guard behind and extractor hood fitted over. Fitted stainless steel sink drainer, space for washing machine, space for fridge freezer and space for table & chairs.

CLOAKROOM
5" x 2'9"
Two-piece suite with low-level WC, wash hand basin, tiled flooring, radiator.

LIVING ROOM
11'8" max x 13"
UPVC double glazed French doors to rear. Fitted carpet, radiator, TV point.

LANDING
Fitted carpet, access to:

BATHROOM
6'7" x 6'3"
Obscure UPVC double glazed window to side, vinyl flooring, three-piece bathroom with half tiled walls behind the low-level WC and pedestal wash hand basin. Fully tiled walls behind bath, fitted screen guard, fitted shower fitted over with waterfall style shower head, radiator, shaver point, extractor fan.

BEDROOM 1
8'9" x 13"
UPVC double glazed window to rear, fitted carpet, radiator.

BEDROOM 2
8'4" x 9'11"
UPVC double glazed window to front, fitted carpet, radiator, storage cupboard built over the bulkhead.

OUTSIDE
Path to the front door with shrub area in front of the kitchen window. Driveway to the side of the house with room for two vehicles, leading to a wooden gate allowing access to the rear garden. The rear garden is enclosed by timber fencing, there is a raised patio area off the rear of the home, steps lead down to a laid lawn and path leading to your timber shed tucked away in the corner of the garden space.

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.

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.

SERVICES
Services, systems, and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

Energy Efficiency Rating			
	Current	Potential	
Very energy efficient - lower running costs			
(92 plus) A	79	84	
(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 ₂) Rating			
	Current	Potential	
Very environmentally friendly - lower CO ₂ 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 CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	