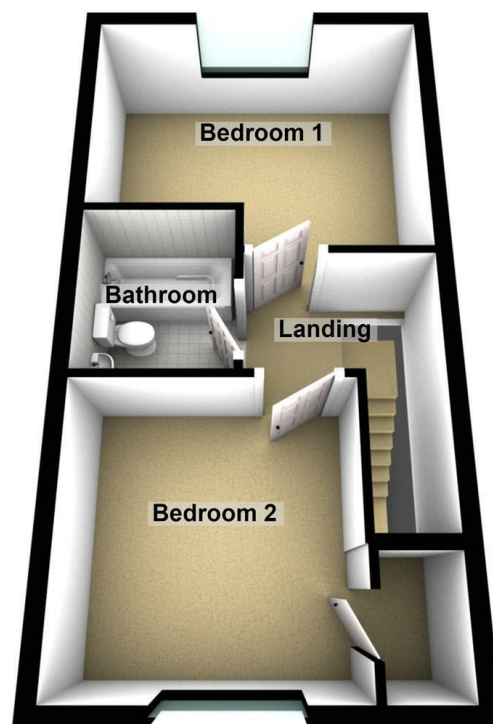


Ground Floor



First Floor



ENTRANCE HALL

KITCHEN

LIVING ROOM

CLOAKROOM

LANDING

BEDROOM 1

FAMILY BATHROOM

BEDROOM 2



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.

Georgia Mews
Peterborough, PE2 8WU
£110,000



Georgia Mews

Peterborough

PE2 8WU

Modern and well-located in South Stanground's Cardea development, this 55% shared ownership two-bed home offers great value, off-road parking, and a private rear garden – perfect for getting on the ladder.

• 55% SHARED OWNERSHIP

• MODERN MID TERRACE HOME

• IDEAL FOR FIRST TIME BUYERS

• TWO DOUBLE BEDROOMS

• OFF ROAD PARKING TO THE FRONT OF THE HOME

• MODERN FITTED KITCHEN

• DOWNSTAIRS CLOAKROOM

• QUIET CUL-DE-SAC LOCATION

• UPVC DOUBLE GLAZED AND GAS CENTRAL HEATING

• CALL OUR OFFICE FOR MORE INFORMATION

Viewings: By appointment

£110,000

ENTRANCE HALL

11'4" x 6'2"

Door to front, radiator, stairs to first floor, access to:

KITCHEN

11'4" x 6'7"

UPVC double glazed window to front, fitted kitchen with a matching range of base and eye level units, fitted worktops, splashback tiles, fitted 1 1/2 bowl sink drainer, fitted oven, fitted four ring hob, fitted extractor fan, space for appliances.

LIVING ROOM

14'6" x 13'4"

UPVC double glazed window to rear, single door to rear, fitted carpet, radiator, fitted carpet, storage cupboard.

CLOAKROOM

4'9" x 2'9"

Obscure uPVC double glazed window to front, WC, wash hand basin, radiator.

FIRST FLOOR LANDING

Fitted carpet, loft access, access to:

BEDROOM 1

10'7" x 13'4"

UPVC double glazed window to rear, fitted carpet, radiator.

FAMILY BATHROOM

6'5" x 6'2"

Three piece suite with WC, wash hand basin, bath with shower over, tiled surround, radiator.

BEDROOM 2

10" x 9'11"

UPVC double glazed window to front, fitted carpet, radiator, wardrobe/storage space fitted.

OUTSIDE

Tarmac driveway to the front with parking for two vehicles. The rear garden is accessed via the living room and side gated access at the rear. The garden is enclosed by timber fencing, laid with patio and lawn.

TENURE

Leasehold: 93 years.

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.

AGENT NOTES

55% shared ownership: Monthly contributions: £216.09 rent - £5.91 building insurance contribution - £25.95 maintenance fee. The buyer will be required to pay a non refundable £250 deposit to the building management on purchase.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		97
(81-91) B	84	
(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	