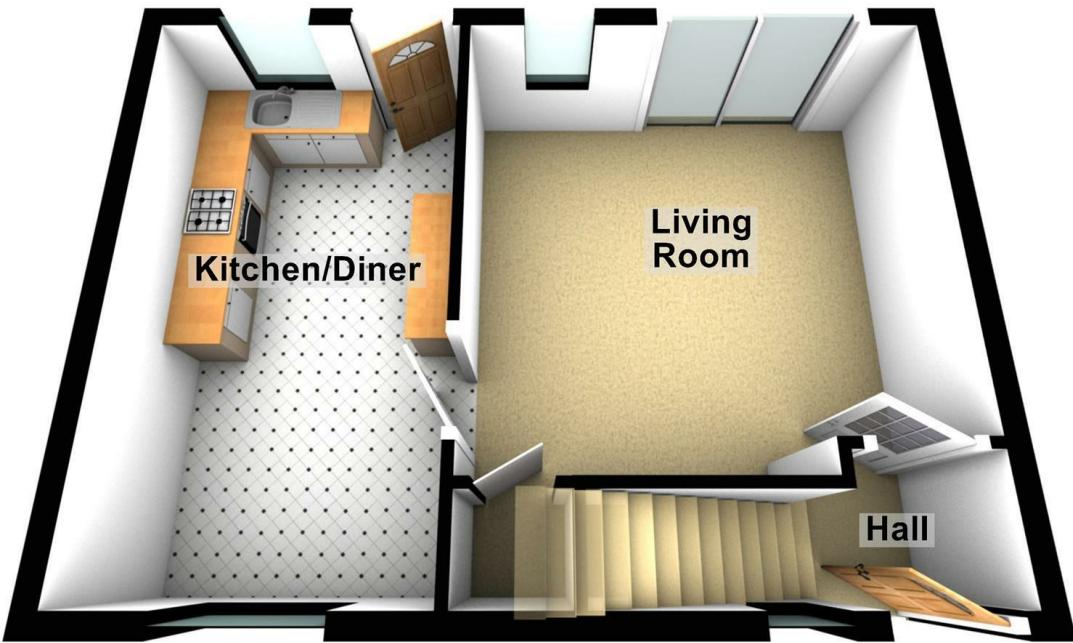
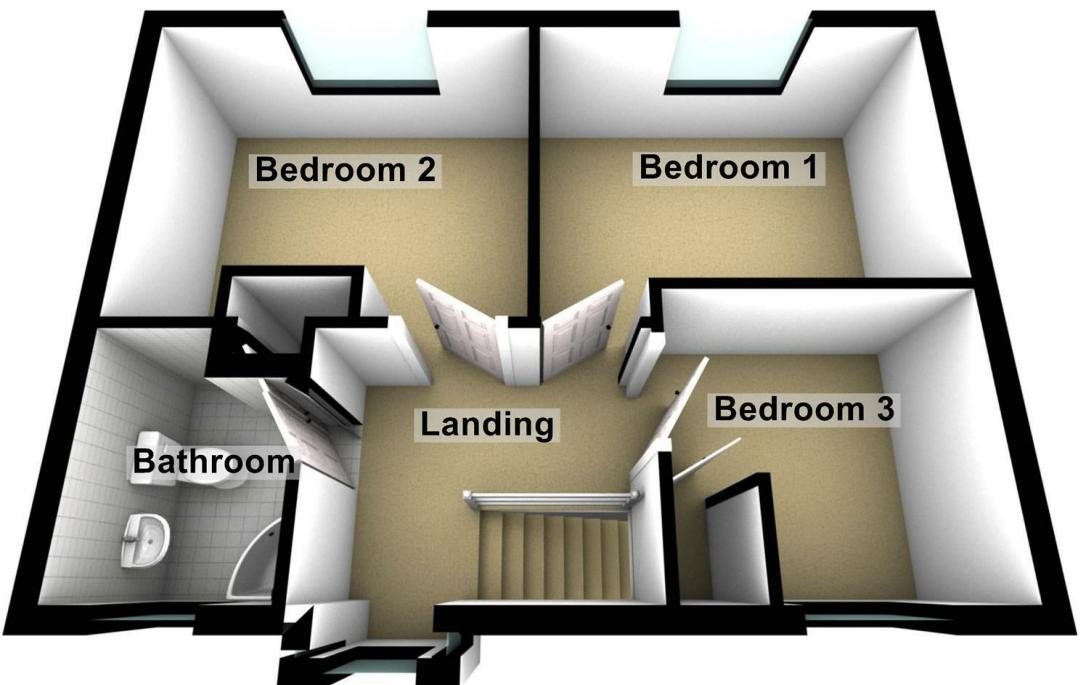


## Ground Floor



## First Floor



ENTRANCE HALL

LIVING ROOM

KITCHEN DINER

FIRST FLOOR LANDING

BEDROOM 1

BEDROOM 2

BEDROOM 3

BATHROOM

SINGLE GARAGE

[woodcockholmes.co.uk](http://woodcockholmes.co.uk)



### Woodcock Holmes

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

01733 303111

[info@woodcockholmes.co.uk](mailto:info@woodcockholmes.co.uk)



These particulars do not constitute part or all of an offer or 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.

### Poles Court

Whittlesey, Peterborough, PE7 1LN  
£169,995



## Poles Court Whittlesey, Peterborough PE7 1LN

Spacious three-bed end-terrace in a great spot close to the town centre. Features a private garden, garage, and off-road parking.

- NO FORWARD CHAIN
- PARKING AND SINGLE GARAGE
- PRIVATE GARDEN NOT OVERLOOKED
- THREE BEDROOMS
- KITCHEN DINER
- GAS CENTRAL HEATING
- WALKING DISTANCE TO TOWN CENTRE
- LIVING ROOM WITH PATIO DOORS TO THE GARDEN
- RECENTLY RE-CARPETED IN AREAS
- CALL OUR OFFICE TO VIEW

Viewings: By appointment  
£169,995

### ENTRANCE HALL

Door to front, stairs to first floor, access to living room:

### LIVING ROOM

13'6" x 13'9"

Patio doors and window to rear, carpet, radiator, under stairs storage cupboard, access to kitchen:

### KITCHEN DINER

16'10" x 9'1"

Window to front and rear, single door to rear, fitted kitchen with a matching range of base and eye level units, fitted worktops, splashback tiles, fitted sink drainer, space for appliances, room for dining furniture, radiator.

### FIRST FLOOR LANDING

Box bay window to front, fitted carpet, access to:

### BEDROOM 1

8'6" x 11'8"

Window to rear, fitted carpet, radiator.

### BEDROOM 2

10'11" x 11'2"

Window to rear, fitted carpet, radiator.

### BEDROOM 3

7'9" x 8'5"

Window to front, fitted carpet, radiator.

### BATHROOM

7'5" x 5'3"

Obscure window to front, fitted three piece suite with bath, WC, wash hand basin, radiator, storage cupboard.

### OUTSIDE

Enclosed rear garden, bordered by timber fencing, laid to lawn with patio area, flower bed borders, mature trees, access via the living room, kitchen, single gate to front and door leading to the rear of the garage. The garage is brick built with up and over door to front and parking in front.

### TENURE

Freehold.

### 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.

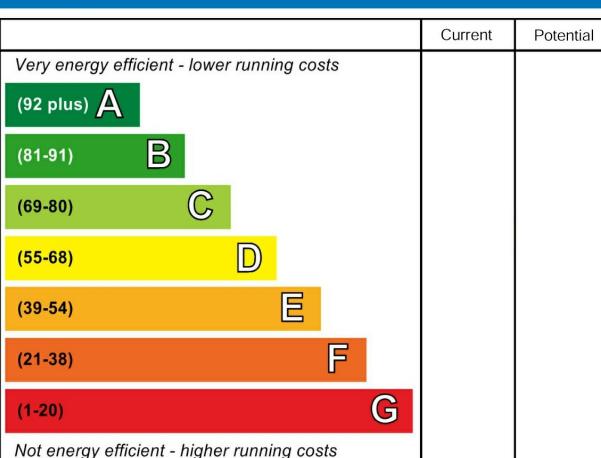
### SERVICES

Mains water, electricity, gas and drainage are all connected. None of these services or appliances have been tested by the agents.

### 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.

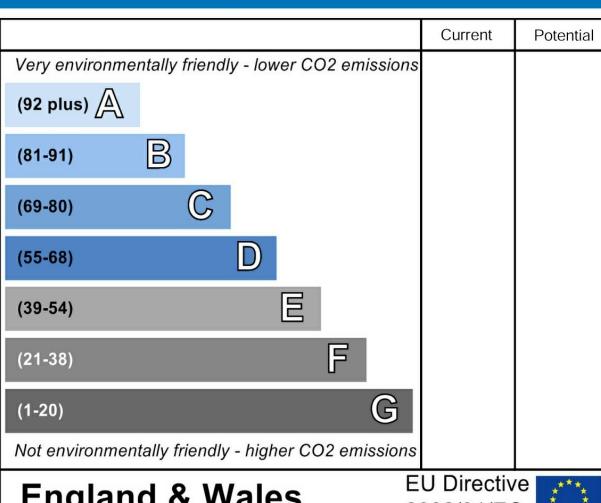
### Energy Efficiency Rating



### England & Wales



### Environmental Impact (CO<sub>2</sub>) Rating



### England & Wales

