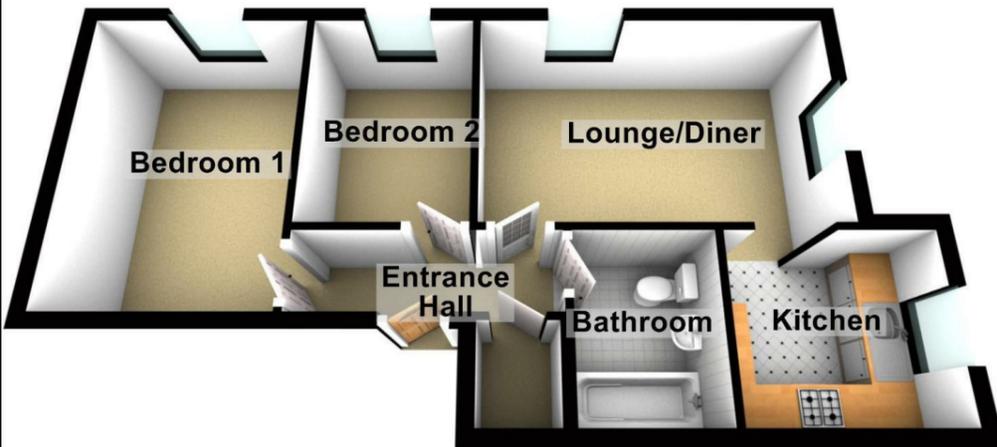


**Floor Plan**



ENTRANCE HALL  
0.97m x 3.07m  
(3'2" x 10'1")

LOUNGE/DINER  
2.8m x 4.47m  
(9'3" x 14'8")

KITCHEN  
2.24m x 2.49m  
(7'4" x 8'2")

BEDROOM 1  
3.89m x 2.77m  
(12'9" x 9'1")

BEDROOM 2  
2.82m x 2.08m  
(9'3" x 6'10")

BATHROOM  
2.24m x 1.68m  
(7'4" x 5'6")



**Woodcock Holmes**

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

01733 303111

info@woodcockholmes.co.uk



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.

**67 Hadrians Court**  
Fletton, Peterborough, PE2 8NH  
Asking Price £95,000



**67 Hadrians Court  
Fletton, Peterborough  
PE2 8NH**

Two bedroom ground floor flat with lounge/dining area, kitchen, bathroom, intercom door entry system, electric heating and communal parking. Available to Investors Only with a sitting tenant paying £700 PCM.

- INVESTMENT BUYERS ONLY
- GROUND FLOOR APARTMENT
- INTERCOM ENTRY SYSTEM
- TWO BEDROOMS
- LOUNGE/DINER
- COMMUNAL PARKING
- CLOSE TO PETERBOROUGH CITY CENTRE
- CALL OUR OFFICE FOR MORE INFORMATION

Viewings: By appointment  
Asking Price £95,000

**ENTRANCE HALL**

3'2" x 10'1"  
Laminate flooring, textured ceiling, intercom system, airing cupboard housing hot water cylinder.

**LOUNGE/DINER**

9'3" x 14'8"  
Timber framed single glazed window to rear and side, laminate flooring, television point, electric heater, textured ceiling.

**KITCHEN**

7'4" x 8'2"  
Single glazed timber framed window to side, matching range of base and eye level units, stainless steel sink drainer, half tiled splash back tiled walls over worktops, plumbing and space for washing machine, space for fridge freezer, built-in four ring gas hob and electric oven, extractor fan fitted over. Vinyl flooring, textured ceiling, wall mounted electric heater.

**BEDROOM 1**

12'9" x 9'1"  
Single glazed timber framed window to rear, electric heater, textured ceiling, carpet.

**BEDROOM 2**

9'3" x 6'10"  
Single glazed timber framed window to rear, electric heater, textured ceiling, carpet.

**BATHROOM**

7'4" x 5'6"  
Low level WC, pedestal wash hand basin both with half tiled walls behind, bath with fully tiled walls behind, glass guard and fitted electric shower. Vinyl flooring, textured ceiling, extractor fan, wall mounted electric heater.

**SURROUNDING AREA**

Fletton is a residential area to the south of Peterborough and close to the Peterborough City Centre. Locally, there are a variety of amenities including shops, Doctor's, Primary Schools, Community Centre, etc. with good bus facilities to the City Centre.

**TENURE**

Leasehold - For sale by private treaty.

**SERVICES**

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

**FIXTURES & FITTINGS**

Every effort has been made to omit any fixtures belonging to the Vendor in the description of the property and the property is sold subject to the Vendor's right to the removal of, or payment for, as the case may be, any such fittings etc whether mentioned in these particulars or not.

**INVESTMENT INFORMATION**

If you are considering this property for 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
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>76</b>
(55-68) <b>D</b>	<b>61</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		

**England & Wales** 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		

**England & Wales** EU Directive 2002/91/EC