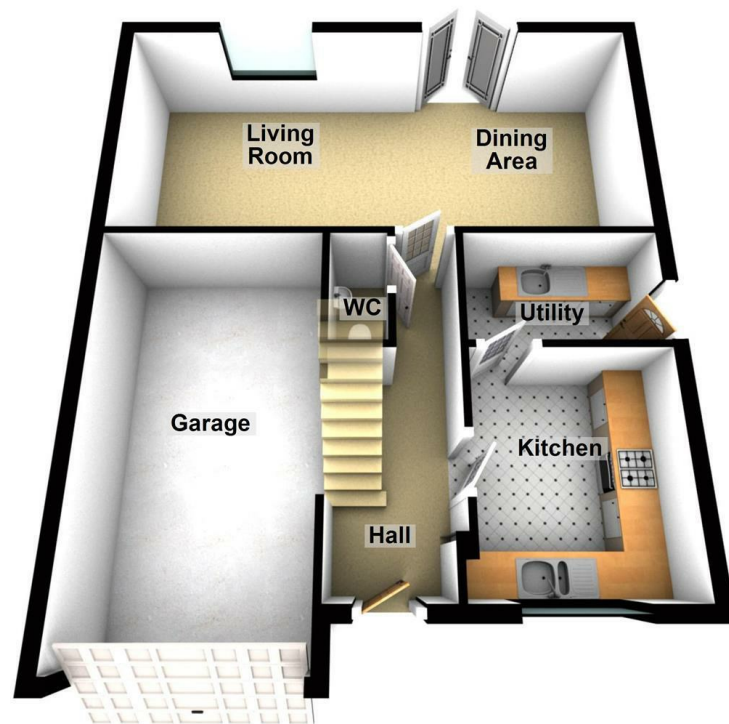


Ground Floor



ENTRANCE HALL

CLOAKROOM

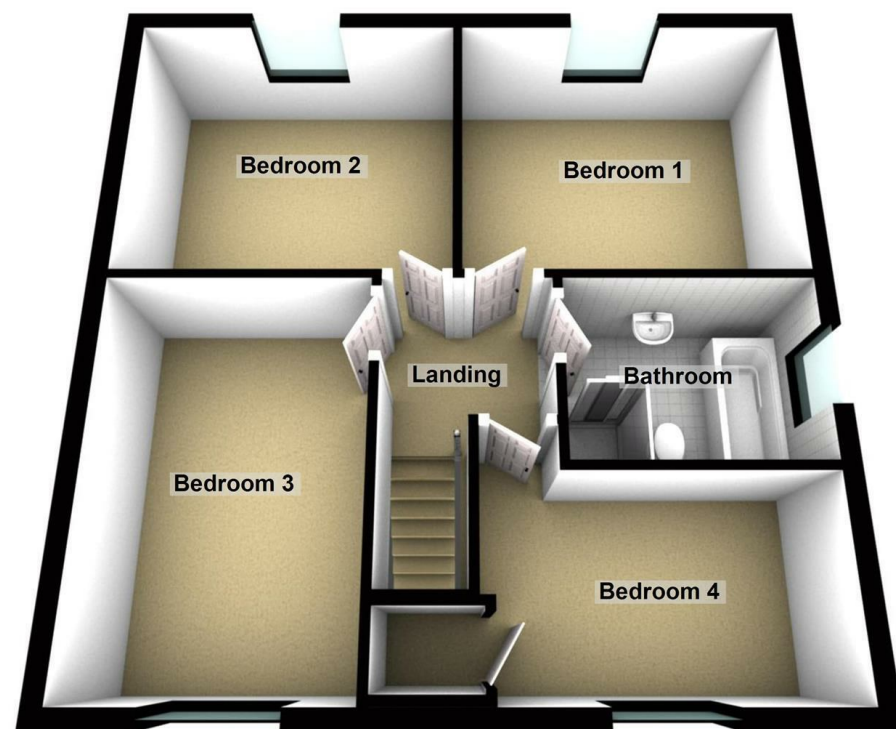
KITCHEN

UTILITY ROOM

LIVING/DINING ROOM

GARAGE

First Floor



LANDING

BEDROOM 1

BEDROOM 2

BEDROOM 3

BEDROOM 4

BATHROOM

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.

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Wh
WOODCOCK HOLMES



Lyvelly Gardens
Parnwell, Peterborough, PE1 5RX
£290,000



Lyvelly Gardens

Parnwell, Peterborough

PE1 5RX

This ideal detached family home benefits from spacious accommodation in a secure cul-de-sac location. Call our office on 01733 303111 for more information or to arrange a viewing.

• NO FORWARD CHAIN

• CUL-DE-SAC LOCATION

• DETACHED HOUSE

• FOUR BEDROOMS

• GARAGE & DRIVEWAY

• UPVC DOUBLE GLAZING

• GAS CENTRAL HEATING

• CLOSE TO TRAVEL LINKS

• IDEAL FAMILY HOME

• CALL 01733 303111 TO VIEW

Viewings: By appointment

£290,000

ENTRANCE HALL

15" x 6'5"

Laminate flooring, stairs to first floor, radiator.

CLOAKROOM

Two piece suite with low level WC and wash hand basin.

KITCHEN

9'7" x 8'2"

UPVC double glazed window to front, fitted kitchen with a matching range of base and eye level units with fitted worktops and splashback tiles behind. Fitted electric oven, fitted sink drainer, fitted gas hob, space for dishwasher.

UTILITY ROOM

4'10" x 8'2"

Single door to side leading to the rear garden, matching range of base units with worktop over, fitted sink drainer, space for fridge freezer, space for washing machine.

LIVING ROOM/DINING AREA

10'7" x 23'5"

UPVC double glazed window and French doors to rear, laminate flooring, radiator x2.

LANDING

Fitted carpet, access to:

BEDROOM 1

9'1" x 11'10"

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

BEDROOM 2

9'11" x 11'5"

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

BEDROOM 3

13'4" x 8'1"

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

BEDROOM 4

6'9" x 11'8"

UPVC double glazed window to front, fitted carpet, radiator, store cupboard.

BATHROOM

6'2" x 8'4"

Obscure uPVC double-glazed window to side. Four-piece suite with low-level WC, pedestal wash hand basin, bath with half-tiled splashback wall behind, shower cubicle,

INTEGRAL GARAGE

Up and over door to front, power and electric connected.

OUTSIDE

Outside the front of the property there is off road parking on a block paved driveway which leads to a single integral garage, the rest of the front is laid with lawn and there is additional space opposite the property which is graveled. Side access to the rear garden is available via a single gate. The rear garden is fully enclosed with patio space and lawn.

SURROUNDING AREA

Parnwell is a residential area close to local amenities including a superstore, public houses, doctor's surgeries, local shops, schooling and churches. Easy access to A1M, A47, A15 and City Centre. There is a regular bus route to the City Centre. Peterborough is a Cathedral City with good rail and road network links

TENURE

Freehold.

SERVICES

Mains water, gas, 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 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) A		87	
(81-91) B			
(69-80) C	74		
(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 CO2 emissions			
(92 plus) A		87	
(81-91) B			
(69-80) C	73		
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO2 emissions			
England & Wales		EU Directive 2002/91/EC	