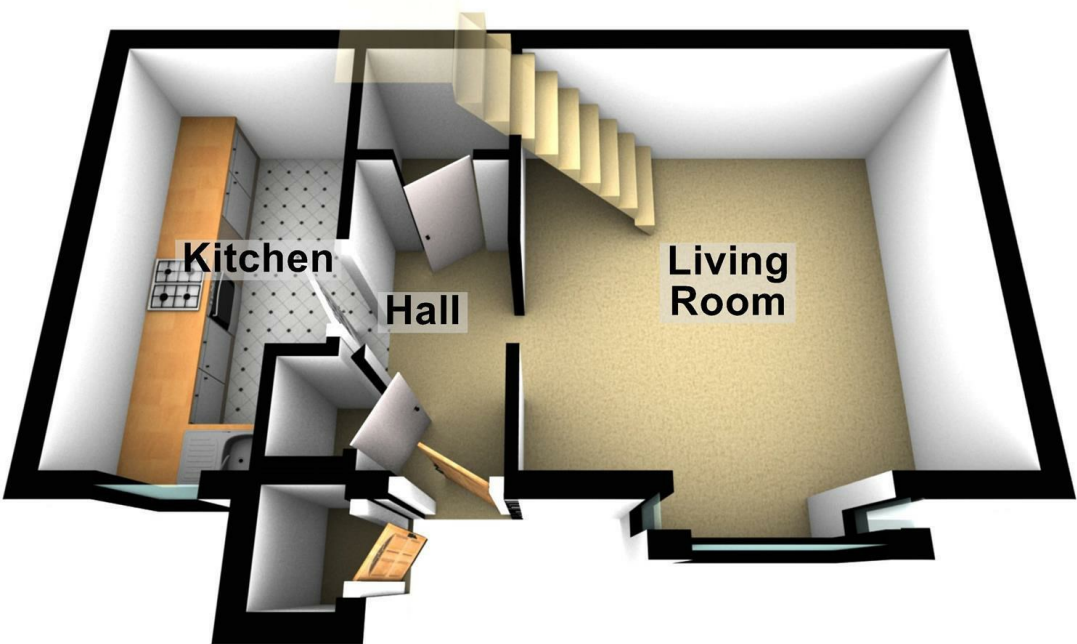


Ground Floor

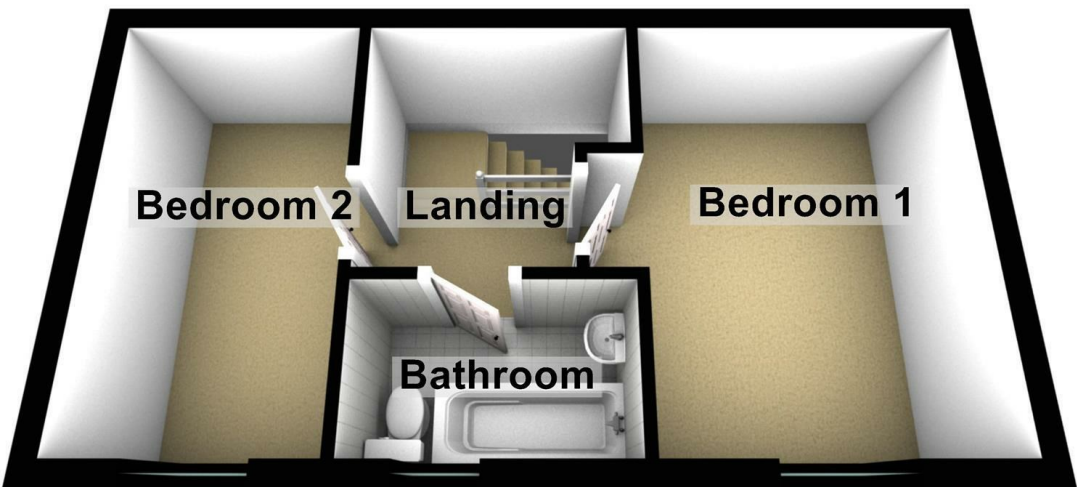


ENTRANCE HALL

LIVING ROOM

KITCHEN

First Floor



LANDING

BEDROOM 1

BEDROOM 2

BATHROOM

**Woodcock Holmes**  
20a Tesla Court, Innovation Way,  
Peterborough PE2 6FL  
  
01733 303111  
info@woodcockholmes.co.uk

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**Zoopla**

**THE GUILD**  
PROPERTY  
PROFESSIONALS

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



**85 Eaglesthorpe**  
Peterborough, PE1 3RS  
£155,000





## 85 Eaglethorpe Peterborough PE1 3RS

NO FORWARD CHAIN! IDEAL INVESTMENT OR FIRST-TIME PURCHASE! In a cul-de-sac location and within easy access to Peterborough City Centre and 2 miles from Peterborough Train Station, this terraced house is ready to move straight in. CALL 01733 303111 TO ARRANGE A VIEWING.

• PERFECT FOR FIRST TIME BUYERS

• CLOSE TO PETERBOROUGH CITY CENTRE

• 2 MILES FROM PETERBOROUGH TRAIN STATION

• GAS CENTRAL HEATING

• COUNCIL TAX BAND A

• ENCLOSED GARDEN SPACE

• OFF ROAD PARKING ALLOCATED SPACE

• IDEAL INVESTMENT PURCHASE

• UPVC DOUBLE GLAZED

• CALL 01733 303111 TO ARRANGE A VIEWING.

Viewings: By appointment

£155,000

**THE PROPERTY**  
NO FORWARD CHAIN! IDEAL INVESTMENT OR FIRST-TIME PURCHASE! In a cul-de-sac location and within easy access to Peterborough City Centre and 2 miles from Peterborough Train Station, this terraced house is ready to move straight in.  
The property benefits from an entrance hall with storage space, a fitted kitchen, a lounge with bay window and stairs to the first floor. The first-floor landing offers access to two bedrooms and a three-piece family bathroom. Outside there is a front garden area mainly laid with lawn and enclosed by timber fencing with single-gated access. There is allocated off road parking with the property.  
The property features gas central heating, uPVC double glazing, tax band A, and easy access to shops, amenities, schools and travel links.  
Call our office on 01733 303111 for more information or to arrange a viewing.

**ENTRANCE HALL**  
7'2" x 3'6"  
UPVC door to front, laminate flooring, under stairs storage cupboard, additional store cupboard, access to:

**KITCHEN**  
11'10" x 6'4"  
UPVC double glazed window to front, fitted kitchen with a matching range of base and eye level units, fitted worktops, space for appliances, fitted sink drainer, wall mounted boiler.

**LIVING ROOM**  
11'9" x 12'9"  
UPVC double glazed box bay window to front, laminate flooring, radiator, carpeted stairs leading to the first floor.

**LANDING**  
Fitted carpet, access to:

**BEDROOM 1**  
11'9" x 8'7"  
UPVC double glazed window to front, laminate flooring, radiator.

**BEDROOM 2**  
11'9" x 6'6"  
UPVC double glazed window to front, laminate flooring, radiator.

**BATHROOM**  
4'6" x 7'9"  
Obscure uPVC double glazed window to front, three piece suite with WC, wash hand basin, bath with splashback tiles behind.

**TENURE & TAX BAND**  
Freehold. Tax band A.

**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.

**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.

**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.

**OUTSIDE**  
Open space to the front of the property, mainly laid to lawn, meter cupboard to the front next to the front door. Allocated parking with the property.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		88
(81-91) B		
(69-80) C		
(55-68) D	67	
(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 <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions		
England & Wales		EU Directive 2002/91/EC