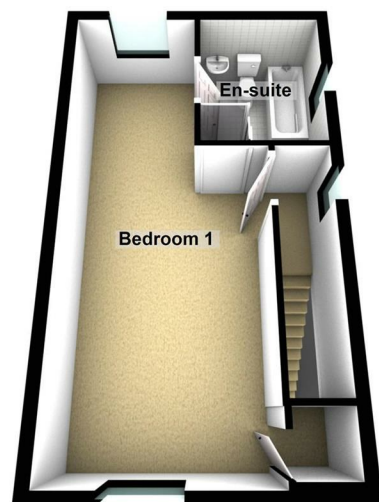


First Floor



Second Floor



HALL

CLOAKROOM

KITCHEN

LIVING ROOM

LANDING

BATHROOM

BEDROOM 2

BEDROOM 3

SECOND FLOOR LANDING

BEDROOM 1

ENSUITE



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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.

11 Phoenix Close

Peterborough, PE2 8FD

£240,000



11 Phoenix Close

Peterborough

PE2 8FD

An ideal family home tucked away in a quiet cul-de-sac, this spacious three storey semi-detached property offers off-road parking and a private, non-overlooked garden. Conveniently located close to schools, amenities and travel links.

• THREE STOREY SEMI-DETACHED HOME

• CUL-DE-SAC LOCATION

• THREE DOUBLE BEDROOMS

• FOUR-PIECE ENSUITE TO THE MAIN BEDROOM

• DRIVEWAY TO THE SIDE OF THE HOME

• PRIVATE GARDEN NOT OVERLOOKED

• LIVING ROOM WITH PATIO DOORS LEADING TO THE GARDEN

• TWO-PIECE GROUND FLOOR CLOAKROOM

• EPC RATING C - COUNCIL TAX BAND B

• UPVC DOUBLE GLAZED AND GAS CENTRAL HEATING

Viewings: By appointment

£240,000

HALL
9'8" x 6'5"
Door to front, laminate flooring, stairs to first floor, access to:

CLOAKROOM
Obscure uPVC double glazed window to front, two piece suite with WC and wash hand basin, radiator.

KITCHEN
9'8" x 6'8"
UPVC double glazed window to front, fitted kitchen with a matching range of base and eye level units, fitted worktops, splashback tiles, fitted oven, fitted four ring gas hob, extractor fan, space for appliances, fitted fridge freezer, fitted sink drainer.

LIVING ROOM
15" x 14"
UPVC double glazed patio doors to rear, laminate flooring, radiator, storage cupboard.

FIRST FLOOR LANDING
16'7" x 5'3"
UPVC double glazed window to front, fitted carpet, radiator, stairs to second floor

BATHROOM
8" x 6'10"
Obscure uPVC double glazed window to rear, fitted three-piece suite with WC, wash hand basin, bath, splashback tiles surrounding units, airing cupboard, radiator.

BEDROOM 2
12'10" x 7'5"
UPVC double glazed window to front, fitted carpet, radiator.

BEDROOM 3
11'9" x 7'1"
UPVC double glazed window to rear, fitted carpet, radiator, fitted double wardrobe.

SECOND FLOOR LANDING
UPVC double glazed window to side, fitted carpet, door to main bedroom.

BEDROOM 1
25'5" x 11"
UPVC double glazed window to front and rear aspect, fitted carpet, radiator, store cupboard, access to ensuite:

ENSUITE
8'9" x 6'11"
Obscure uPVC double glazed window to side, fitted four-piece suite with WC, wash hand basin, bath, shower cubicle, splashback tiles surrounding units radiator.

OUTSIDE
Off road parking, driveway to the side of the home for two vehicles, gated access leading into the garden. The garden is bordered by timber fencing and mainly laid to lawn.

COUNCIL TAX/TENURE/EPC
Tenure (FREEHOLD), council tax band (B), and EPC (C) rating details are provided by the vendor or relevant authority and should be verified by prospective buyers.

SERVICES
Services, systems, and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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. Measurements, distances, and areas are approximate and should not be relied upon without verification. Interested parties should satisfy themselves of all details. None of the appliances, services or equipment described or shown have been tested.

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) A		
(81-91) B		88
(69-80) C	77	
(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