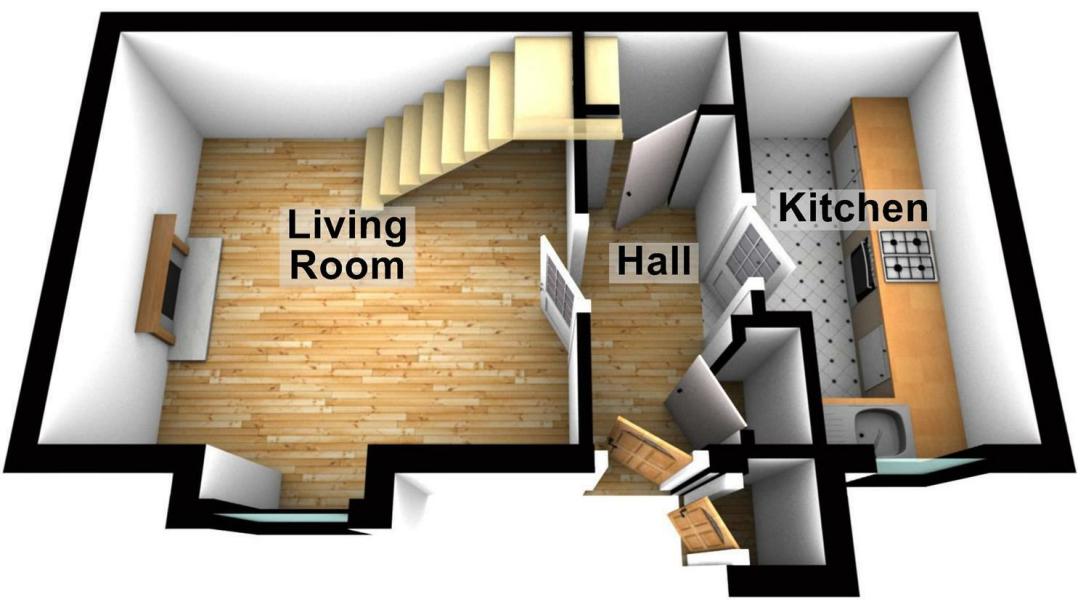


## Ground Floor

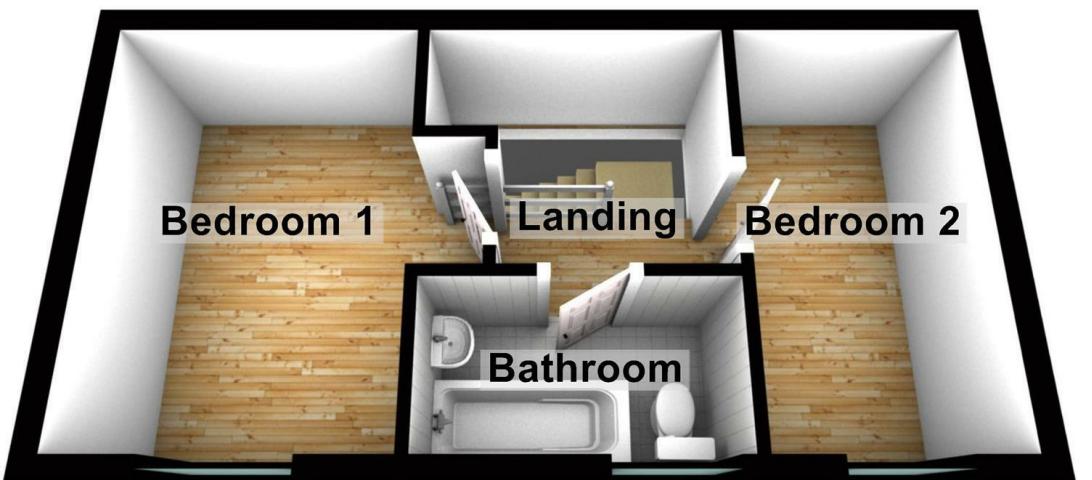


ENTRANCE HALL

KITCHEN

LIVING ROOM

## First Floor



FIRST FLOOR LANDING

BEDROOM 1

BEDROOM 2

BATHROOM

woodcockholmes.co.uk



**Woodcock Holmes**

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

01733 303111

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

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THE GUILD  
PROPERTY  
PROFESSIONALS

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.

**WWh**  
WOODCOCK HOLMES

**91 Eaglesthorpe**  
Peterborough, PE1 3RS  
£150,000



## 91 Eaglesthorpe Peterborough PE1 3RS

This freehold two bedroom terrace house is the ideal buy for investors looking for a good rental popular for its convenient location or first time buyers looking for an afford first time buy that is ready to move straight in.

- NO FORWARD CHAIN
- TWO BEDROOMS
- UPVC DOUBLE GLAZED
- EASY ACCESS TO PETERBOROUGH CITY CENTRE & TRAIN STATION
- IDEAL INVESTMENT OPPORTUNITY
- ALLOCATED PARKING SPACE
- THREE PIECE FAMILY BATHROOM
- CALL OUR OFFICE TO VIEW

Viewings: By appointment  
£150,000

### ENTRANCE HALL

UPVC double glazed window to front, x2 store cupboards.

### KITCHEN

11'4" x 6'2"

UPVC double glazed window to front, fitted kitchen with a matching range of base and eye level units, fitted worktops, fitted sink drainer, space for appliances.

### LIVING ROOM

11'4" x 12'4"

UPVC double glazed window to front, laminate flooring, stairs to first floor.

### FIRST FLOOR LANDING

Access to:

### BEDROOM 1

11.4" x 8.2"

UPVC double glazed window to front, laminate flooring, radiator.

### BEDROOM 2

11'5" x 6'2"

UPVC double glazed window to front, laminate flooring, radiator.

### BATHROOM

4.2" x 7'6"

Obscure upVC double glazed window to front, fitted three piece suite with WC, wash hand basin and shower fitted over a bath.



### OUTSIDE

The property features an open front garden laid with lawn, complete with a timber shed for additional storage. There is also a meter cupboard with additional storage next to the front door. Allocated parking space is also available to the side of the property.

### TENURE

Freehold. Council tax band A.

### 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.

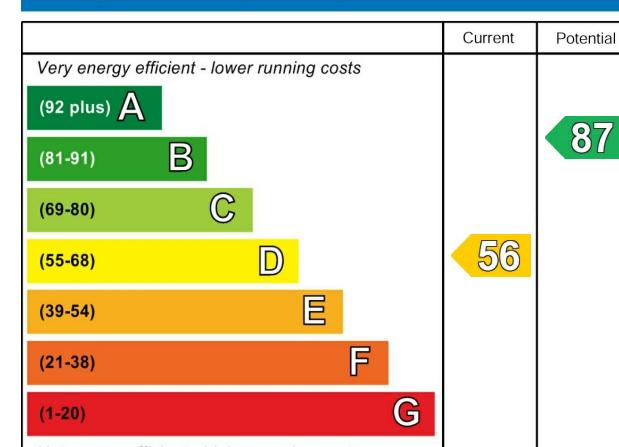
### SERVICES

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.

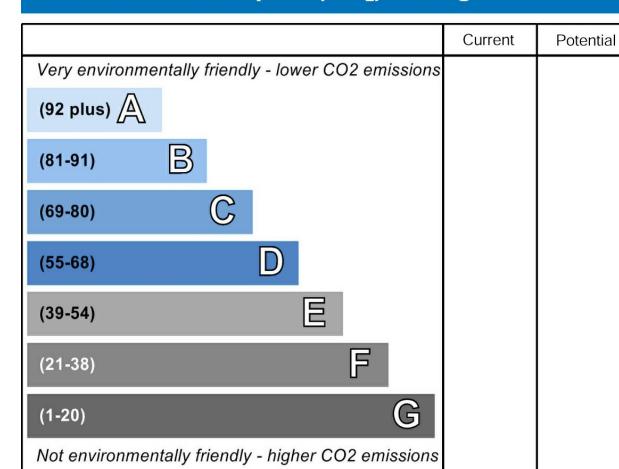
### Energy Efficiency Rating



EU Directive 2002/91/EC



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



EU Directive 2002/91/EC

