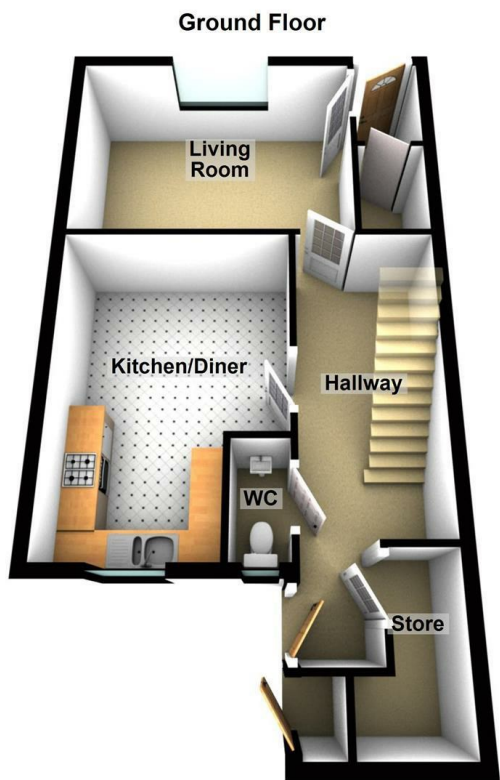




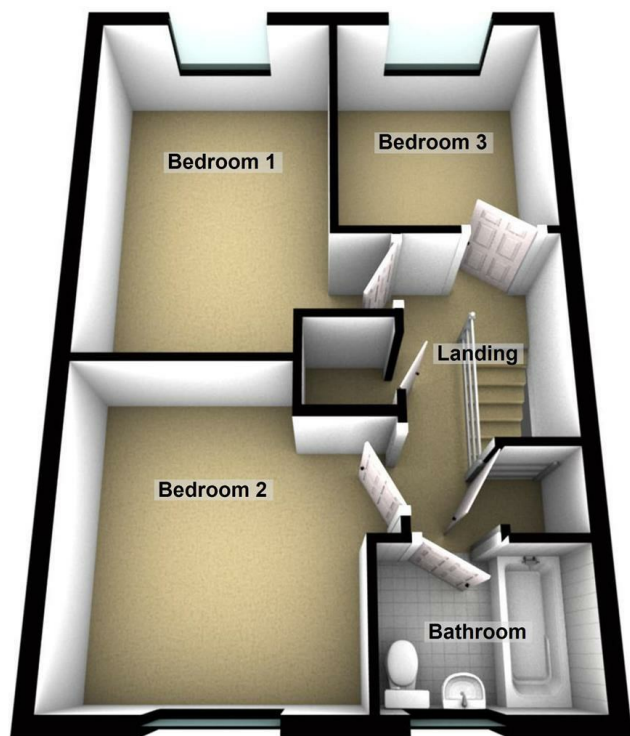
ENTRANCE HALL

CLOAKROOM

KITCHEN DINER

LIVING ROOM

First Floor



FIRST FLOOR LANDING

BEDROOM 1

BEDROOM 2

BEDROOM 3

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.

83 Turrington
Peterborough, PE3 9XT
£185,000



83 Tarrington
Peterborough
PE3 9XT

Located in a highly convenient spot close to schools, Bretton Centre, the A47 and Peterborough City Hospital, this well-sized family home offers a spacious kitchen/diner, a bright rear living room and a fully enclosed garden with patio.

- NO FORWARD CHAIN
- SPACIOUS LIVING
- PRIVATE REAR GARDEN
- DOWNSTAIRS CLOAKROOM
- CLOSE TO PETERBOROUGH HOSPITAL
- EASY ACCESS TO BUS ROUTES AND A47
- LOCAL AMENITIES AND SHOPPING CENTRE
- KITCHEN DINER
- AMPLE STORAGE SPACE
- UPVC DOUBLE GLAZED AND GAS CENTRAL HEATING

Viewings: By appointment
£185,000

HALLWAY

UPVC door to side, stairs to first floor, storage cupboard.

CLOAKROOM

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

KITCHEN DINER

15'4" x 10'10"

UPVC double glazed window to front, fitted kitchen with a matching range of base an eye level units, space for appliances, radiator, space for dining furniture.

LIVING ROOM

10'1" x 13'11"

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

FIRST FLOOR LANDING

Fitted carpet, x2 storage cupboards.

BEDROOM 1

12'3" x 8'6"

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

BEDROOM 2

11'6" x 10'3"

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

BEDROOM 3

9" x 8'2"

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



BATHROOM

5'1" x 6'4"

Obscure uPVC double glazed window to front, fitted three piece suite with bath, WC and wash hand basin, radiator, tiled surround,

OUTSIDE

Enclosed rear garden, laid with patio and lawn with timber fence surround.

COUNCIL TAX/TENURE/EPC

Tenure (freehold) council tax band (A), 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 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		86
(69-80) C	75	
(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