



**Woodcock Holmes**  
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PROPERTY  
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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.

**4 Glendale**  
Peterborough, PE2 6YL  
£1,295 Per Month





4 Glendale

Peterborough

PE2 6YL

- EXCELLENT CONDITION
- EN SUITE TO MASTER BEDROOM
- WALKING DISTANCE TO COUNTRY PARK
- LOW MAINTENANCE REAR GARDEN
- GARAGE AND DRIVEWAY
- GAS CENTRAL HEATING
- UPVC DOUBLE GLAZING
- CLOSE TO LOCAL AMENITIES

Viewings: By appointment

£1,295 Per Month

- Entrance Hall

Laid to tiled flooring with storage under the stairs
- Cloakroom

Laid to a tiled floor and fitted with matching two piece suite consisting of WC and Basin. Fitted mirror fronted vanity unit
- Lounge

(20'11" x 10'11")  
Laid with laminate flooring. UPVC double glazed window to the front, wall mounted electric fire. Patio doors to the garden. Radiator.
- Kitchen

(15'3" x 7'11")  
Laid to tiled floor. Fitted with a good range of wall and base cabinets, ample work surfaces. Free standing electric cooker with a stainless steel filter canopy over, dishwasher, fridge freezer and washing machine. uPVC double glazed windows and door to the rear.
- Stairs and Landing

Stairs laid to carpet and landing laid to wood laminate flooring.



- Master Bedroom

(11'0" x 10'6")  
Laid to wood laminate flooring. uPVC double glazed window to the rear, radiator. Built in wardrobes, drawer units and over bed storage.
- En-Suite Shower

Shower cubicle, close coupled WC and vanity unit with basin, radiator, uPVC double glazed window to the rear.
- Bedroom Two

(10'4" x 8'8" minimum)  
Laid to wood laminate flooring. uPVC double glazed window to the front, radiator.
- Bedroom Three

(8'8" x 6'6")  
Laid to wood laminate flooring. Fitted cabin bed, uPVC double glazed window to the front, radiator.
- Bathroom

Fitted with a panel bath and a walk in shower cubicle, vanity unit with hand basin, concealed cistern WC, radiator, airing cupboard, velux widow to the rear.
- Outside

Block paved drive for parking, single garage with electric roller door. The rear garden is enclosed, paved patio area.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		84
(81-91) B		
(69-80) C		
(55-68) D	61	
(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		
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