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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.

105 Muskham
 Peterborough, PE3 9XY
 £1,150 PCM



105 Muskham

Peterborough

PE3 9XY

- THREE DOUBLE BEDROOMS
- BRAND NEW FRONT AND REAR COMPOSITE DOORS
- GOOD SIZE KITCHEN DINER
- GAS CENTRAL HEATING
- UPVC DOUBLE GLAZING
- FRESHLY PAINTED
- WALKING DISTANCE TO LOCAL AMENITIES
- WALKING DISTANCE TO PETERBOROUGH CITY HOSPITAL
- CLOSE TO CITY CENTRE
- EASY ACCESS TO A1 AND THE A47

Viewings: By appointment

£1,150 PCM

ENTRANCE HALL
15'3" x 5'6"
UPVC door to front, stairs to first floor, storage space.

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

KITCHEN DINER
15'3" x 10'11" max
UPVC double glazed window to front, fitted kitchen with a range of base and eye level units. Fitted sink drainer, space for appliances, space for dining table and chair, radiator.

LIVING ROOM
10'0" x 14'0"
UPVC double glazed French doors to the rear, laminate flooring, radiator.

REAR PORCH
UPVC single door to rear leading into the garden, storage cupboard under the stairs.

FIRST FLOOR LANDING
Fitted carpet, store cupboard, access to all rooms.






BEDROOM 1
14'0" x 8'3"
UPVC double glazed window to rear, fitted carpet, radiator.

BEDROOM 2
11'5" x 10'11"
UPVC double glazed window to front, fitted carpet, radiator.

BEDROOM 3
8'9"x 8'2"
UPVC double glazed window to rear, fitted carpet, radiator.

BATHROOM
5'1" x 5'8"
Obscure uPVC double glazed window to front, three piece suite with low level WC, wash hand basin, bath, tiled surround.

REAR GARDEN
The rear garden is enclosed by fencing with access via a rear gate. Mainly laid with lawn with a path running from the rear porch to the gate.

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