



HALLWAY

CLOAKROOM

KITCHEN DINER

LIVING ROOM

FIRST FLOOR LANDING

BEDROOM 1

BEDROOM 2

BEDROOM 3

FAMILY 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.

**98 Brynmore**  
Peterborough, PE3 8JG  
£1,100 Per Month



**98 Brynmore  
Peterborough  
PE3 8JG**

A recently renovated freehold home, ideal for first-time buyers and families, offering a brand new kitchen, three bedrooms, private garden and a convenient location close to local amenities and transport links.

- RECENTLY RENOVATED
- NEW MODERN FITTED KITCHEN
- AVAILABLE NOW
- THREE GOOD SIZED BEDROOMS
- PRIVATE REAR GARDEN, NOT OVERLOOKED
- DOWNSTAIRS TWO-PIECE CLOAKROOM
- UPVC DOUBLE GLAZED AND GAS CENTRAL HEATING
- EASY ACCESS TO PETERBOROUGH HOSPITAL AND TRAVEL LINKS

Viewings: By appointment  
£1,100 Per Month

**HALLWAY**

UPVC door to front, storage cupboard, radiator, stairs to first floor.

**CLOAKROOM**

Obscure uPVC double glazed window to front, WC and wash hand basin.

**KITCHEN DINER**

15'7" x 11"  
UPVC double glazed window to front, new fitted kitchen with a matching range of base and eye level units, fitted worktops, splashback tiles, fitted sink drainer, fitted oven, fitted hobs, space for appliances, radiator, door to living room.

**LIVING ROOM**

10'1" x 17'5"  
UPVC double glazed window x2 and uPVC door to rear, laminate flooring, radiator.

**FIRST FLOOR LANDING**

Fitted carpet, storage cupboard, access to:

**BEDROOM 1**

13'3" x 8'6"  
UPVC double glazed window to rear, fitted carpet, radiator.

**BEDROOM 2**

12'7" x 8'6"  
UPVC double glazed window to front, fitted carpet, radiator.

**BEDROOM 3**

8'4" x 7'5"  
UPVC double glazed window to rear, fitted carpet, radiator.

**BATHROOM**

6'9" x 5'5"  
Obscure uPVC double glazed window to front, fitted three piece suite with bath, WC and wash hand basin, tiled surround, radiator, airing cupboard with wall mounted boiler.

**OUTSIDE**

Communal parking either side of the property. Meter store cupboard to the front. Enclosed rear garden with timber fence border.

**COUNCIL TAX/TENURE/EPC**

Tenure (FREEHOLD), council tax band (A), and EPC rating (C) 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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>86</b>
(69-80) <b>C</b>	<b>74</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b> 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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b> EU Directive 2002/91/EC		