



Woodcock Holmes
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rightmove
 find your happy

**The Property
 Ombudsman**

Zoopla

**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 logal title of the property. Buyers not obtain such verification from their solicitors.

44 Clayburn Road
 Peterborough, PE7 8GL
 £950 Per Month



44 Clayburn Road

Peterborough

PE7 8GL

- 2 GOOD SIZE BEDROOMS
- WALKING DISTANCE TO SERPENTINE GREEN SHOPPING CENTRE
- OFF ROAD PARKING
- UPVC DOUBLE GLAZING
- EASY ACCESS TO THE A1
- FITTED WHITE GOODS

Viewings: By appointment

£950 Per Month

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	82	84
(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		
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