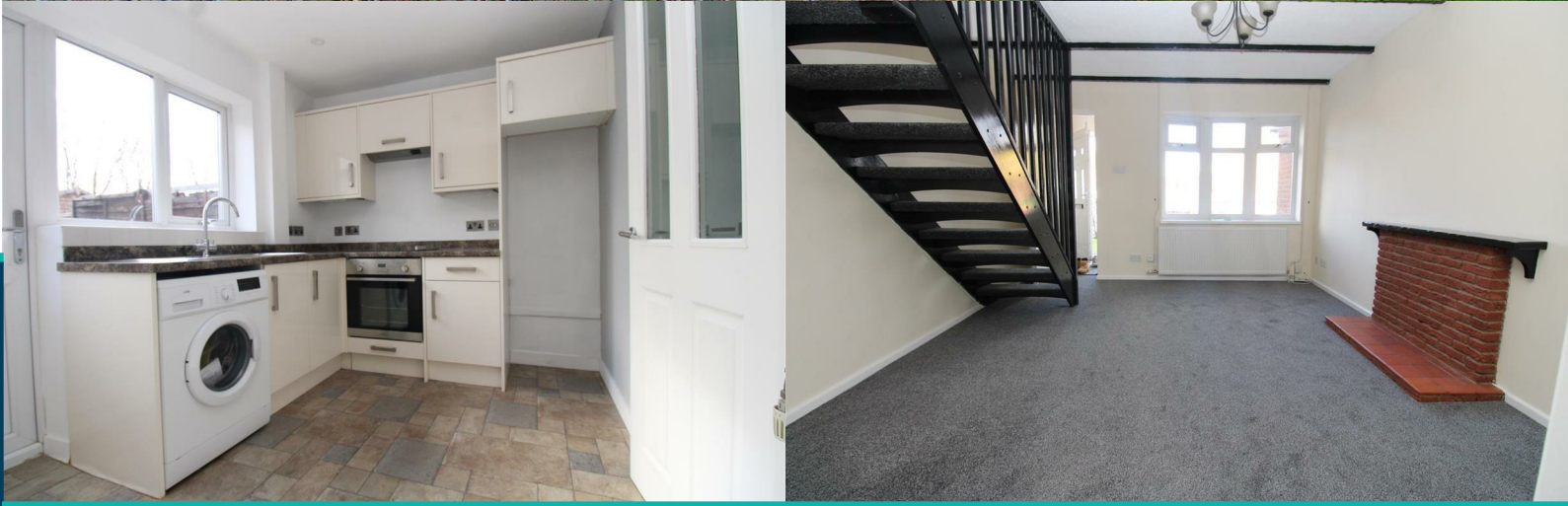




**Woodcock Holmes**  
20a Tesla Court, Innovation Way,  
Peterborough PE2 6FL  
  
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info@woodcockholmes.co.uk

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

**48 Wainwright**  
Peterborough, PE4 5AG  
£950 Per Month



48 Wainwright  
Peterborough  
PE4 5AG

- CLOSE TO LOCAL AMENITIES
- UPVC DOUBLE GLAZING
- GAS CENTRAL HEATING
- ENCLOSED REAR GARDEN
- OFF ROAD PARKING
- TWO GOOD SIZE BEDROOMS

Viewings: By appointment  
£950 Per Month

**ENTRANCE PORCH**  
Entrance door. Further door to;

**LOUNGE**  
14'03" x 11'08"  
UPVC Double glazed window to front. Radiator. Stairs to first floor. Laid to brand new carpet.

**KITCHEN**  
11'07" max x 8'01" max  
UPVC Double glazed window and door to rear. Fitted with a range of base and wall units. Stainless steel sink and drainer with mixer tap. Built in oven and fitted hob with cooker hood over. Wall mounted boiler.

**LANDING**  
Loft access.

**BEDROOM 1**  
11'09" plus recess x 8'10"  
UPVC Double glazed window to rear. Radiator.

**BEDROOM**  
12'02" max x 6'09"max  
UPVC Double glazed window to front. Radiator. Built in airing cupboard housing hot water cylinder.



**BATHROOM**  
Low level WC. Wash hand basin. Bath with wall mounted electric shower over. Radiator.

**OUTSIDE**  
FRONT: Footpath to entrance door. Allocated parking.

REAR GARDEN: Enclosed rear garden. Access to rear. Mainly laid to lawn. Patio area.

| Energy Efficiency Rating                                        |         |                         |
|-----------------------------------------------------------------|---------|-------------------------|
|                                                                 | Current | Potential               |
| Very energy efficient - lower running costs                     |         |                         |
| (92 plus) A                                                     |         | 88                      |
| (81-91) B                                                       |         |                         |
| (69-80) C                                                       |         |                         |
| (55-68) D                                                       | 67      |                         |
| (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 |         |                         |
| England & Wales                                                 |         | EU Directive 2002/91/EC |