

woodcockholmes.co.uk



**Woodcock Holmes**  
First Floor Offices, 4 Office Village  
Hampton, Peterborough PE7 8GX  
01733 303111  
info@woodcockholmes.co.uk



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.

**6 South Parade**  
Peterborough, PE3 6BG  
£386 Per Month





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PE3 6BG**

**Lounge**

Communal room laid to carpet with window overlooking the rear garden. The room is furnished with sofas, TV, Coffee table and benefits from under stair storage cupboard.

**Kitchen**

Communal room fitted with a range of matching range of base and eye level units with integrated oven and hob. Laid to tiled flooring with window to the side. The room is fully furnished with Fridge Freezer, Cutlery, Crockery, pots and pans and all cooking utensils.

**Utility Room**

Communal room laid to tiled floor with side door to the rear garden. Furnished with a washing machine and dryer.


**Bathroom**

Shared with two rooms. Laid to tiled flooring and fitted with a matching 3 piece suite consisting of Bath with shower over, WC and Basin. Fitted extractor fan and window to the side offer plenty of ventilation. Airing Cupboard

Viewings: By appointment  
£386 Per Month

**Information**

All bills are included in the rent to include Gas, Electric, Water, TV Licence and WIFI.

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(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>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC 	
Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO<sub>2</sub> emissions</i>		
(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>		
<i>Not environmentally friendly - higher CO<sub>2</sub> emissions</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC 