



Woodcock Holmes
20a Tesla Court, Innovation Way,
Peterborough PE2 6FL

01733 303111
info@woodcockholmes.co.uk

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**The Property
Ombudsman**

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GUILD
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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.

89 Eyrescroft
Peterborough, PE3 8ET
£995 PCM



89 Eyrescroft

Peterborough

PE3 8ET

• FOUR BEDROOMS

• GAS CENTRAL HEATING

• DOUBLE GLAZING

• COMMUNAL PARKING


• ENCLOSED REAR GARDEN

• WALKING DISTANCE TO BRETTON SHOPPING CENTRE

• CLOSE TO PETERBOROUGH CITY HOSPITAL

Viewings: By appointment

£995 PCM

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		85
(81-91) B		
(69-80) C	72	
(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		85
(81-91) B		
(69-80) C	71	
(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 