



Woodcock Holmes
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**The Property
Ombudsman**

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

1 Willow Lodge
Stanground, PE2 8QY
£875 PCM



1 Willow Lodge



Stanground

PE2 8QY

- SPACIOUS PROPERTY
- OFF ROAD PARKING
- GAS CENTRAL HEATING
- UPVC DOUBLE GLAZING
- CLOSE TO LOCAL AMENITIES
- CLOSE TO TRAIN STATION AND CITY CENTRE
- OPEN PLAN LOUNGE AND KITCHEN

Viewings: By appointment

£875 PCM

| Energy Efficiency Rating | | |
|---|-----------|---|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92 plus) A | | 89 |
| (81-91) B | 75 | |
| (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 | | 89 |
| (81-91) B | 76 | |
| (69-80) C | | |
| (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  |