



COMMUNAL AREA

HALLWAY

LIVING ROOM

KITCHEN

BATHROOM

BEDROOM 1

BEDROOM 2



**Woodcock Holmes**  
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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.

**Ashfields The Drive**  
Peterborough, PE3 6DJ  
£795 Per Month





Ashfields The Drive

Peterborough

PE3 6DJ

Offered with no forward chain, this two-bedroom ground floor apartment is set just off the sought-after Thorpe Road, only 0.6 miles from Peterborough Train Station. Perfectly located for city centre access, local amenities, and public transport.

• 0.6 MILES FROM PETERBOROUGH TRAIN STATION

• WALKING DISTANCE TO CITY CENTRE

• PERFECT FOR COMMUTERS

• DOUBLE GLAZED THROUGHOUT

• TWO BEDROOMS

• OFF THORPE ROAD

• SPACIOUS LIVING ROOM

• THREE-PIECE BATHROOM

• CALL OUR OFFICE TO ARRANGE A VIEWING

Viewings: By appointment

£795 Per Month

**HALLWAY**  
Fire door to front, fitted carpet, access to all rooms:

**LIVING ROOM**  
17" max x 11'10"  
x2 uPVC double glazed windows to rear, electric heater, fitted carpet.

**KITCHEN**  
10'1" x 6'3"  
x2 uPVC double glazed window to front, fitted kitchen with a matching range of base and eye level units, fitted worktop, fitted sink drainer, fitted oven, fitted four ring hob, fitted extractor fan, lino flooring, space for appliances, store cupboard.

**BATHROOM**  
10'1" x 4'5"  
Obscure uPVC double glazed window to front, three piece suite with WC, wash hand basin, bath with shower over, tiled surround, airing cupboard.

**BEDROOM 1**  
13'6" x 8'5"  
UPVC double glazed window to rear, electric heater, fitted carpet, store cupboard.

**BEDROOM 2**  
10'1" x 5'8"  
UPVC double glazed windows to front, electric heater, fitted carpet.

**SERVICES**  
Mains water, electricity and drainage are all connected. None of these services or appliances have been tested by the agents.

**MARKETING INFORMATION**  
Every effort has been made to ensure that these details are accurate and not misleading please note that they are for guidance only and give a general outline and do not constitute any part of an offer or contract.  
All descriptions, dimensions, warranties, reference to condition or presentation or indeed permissions for usage and occupation should be checked and verified by yourself or any appointed third party, advisor or conveyancer. None of the appliances, services or equipment described or shown have been tested.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		77
(55-68) D	62	
(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