



woodcockholmes.co.uk



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.

34 Lavenham Court
Peterborough, PE2 7ZF
£995 Per Month



34 Lavenham Court

Peterborough

PE2 7ZF

- FULLY MODERNISED
- UPVC DOUBLE GLAZING
- SINGLE GARAGE
- VIEWS OF THE GREEN
- CLOSE TO CITY CENTRE
- CLOSE TO FERRY MEADOWS COUNTRY PARK
- MODERN ELECTRIC HEATERS
- FULLY FITTED KITCHEN
- BUILT IN WARDROBES

Viewings: By appointment

£995 Per Month

Entrance Hall

Half wood door to front aspect, electric heater, airing cupboard and laminate flooring.

Shower Room

Refitted with a three piece suite comprising low level W/C , vanity unit with cupboards and hand basin, double shower, heated mirror, partly tiled walls, heated towel rail and extractor fan.

Bedroom 1

11'8" x 9'4"

UPVC double glazed window to rear aspect, fitted wardrobes, electric heater, loft access and laminate flooring.

Bedroom 2

11'6" x 5'10"

UPVC double glazed window to rear aspect, electric heater and laminate flooring.

Lounge

13'5" x 12'9"

UPVC double glazed window to rear aspect, UPVC double glazed window to side aspect. Tiled wood effect walls, electric heater and laminate flooring.

Kitchen

8'2" x 6'0"

Fitted with a range of base and eye level units with work surfaces over, one and half stainless steel sink unit, upstands, integrated oven, hob with extractor fan over, plumbing for a washing machine and integrated fridge / freezer. UPVC double glazed window to side aspect.

Outside

Parking and views of the park. A single Garage en bloc.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		75
(69-80) C		
(55-68) D	53	
(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		
(81-91) B		
(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