



Woodcock Holmes
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THE
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.

210 Oundle Road
Peterborough, PE2 9QA
£995 Per Month



210 Oundle Road

Peterborough

PE2 9QA

• BEAUTIFUL PROPERTY

• MUST BE VIEWED

• WALKING DISTANCE TO CITY CENTRE

• GAS CENTRAL HEATING

• DOUBLE GLAZED

• TWO RECEPTION ROOMS

• TWO GOOD SIZE BEDROOMS

• STREET PARKING TO THE FRONT

• ENCLOSED REAR GARDEN

Viewings: By appointment

£995 Per Month

ENTRANCE HALL

Laid to tiled floor with underfloor heating and stairs off

FRONT LOUNGE

Laid to wood laminate flooring with under floor heating and bay window to the front. Fitted original looking gas fire and surround.

DINING ROOM

Laid to wood laminate flooring with feature freestanding electric fire and surround. Door to under stairs storage and window to the rear.

KITCHEN

Laid to tiled flooring with recently fitted matching base and eye level units with wooden worktops over. Freestanding Range Cooker set in the chimney breast. Integrated microwave, Dishwasher and Fridge Freezer. Door to side in to the garden

STAIRS AND LANDING

Laid to carpet with original looking features and feature original looking radiator on the landing. Airing cupboard.

MASTER BEDROOM

Large Bedroom laid to carpet with two windows overlooking the front

BEDROOM 2

Spacious room laid to carpet with window to the rear

FAMILY BATHROOM

Large room laid to tiled floor and fitted with a 4 piece suite consisting of Double Shower Cubical, Basin, WC and Rolltop Bath. Window to the rear.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		84
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	39	
(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		78
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	29	
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		EU Directive 2002/91/EC