

The logo for Woodcock Holmes, featuring a stylized 'WH' in a light blue color above the text 'WOODCOCK HOLMES' in a white, sans-serif font.

THE
GUILD
PROPERTY
PROFESSIONALS

42 Campbell Drive
Peterborough, PE4 7ZL
£950 PCM



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Peterborough

PE4 7ZL

Modern 2 bedroom terraced house set within a Cul De Sac location within a short drive to the City Centre. The property consists of Entrance Hall, Kitchen, Lounge, 2 Good Size Bedrooms and Family Bathroom. The property benefits from having a single garage.

- TWO BEDROOMS
- DRIVEWAY AND GARAGE
- WARM AIR CENTRAL HEATING
- UPVC DOUBLE GLAZING
- CLOSE TO LOCAL AMENITIES
- CLOSE TO LOCAL PARK AND GREEN SPACE
- ENCLOSED REAR GARDEN
- CUL DE SAC LOCATION

Viewings: By appointment

£950 PCM

ENTRANCE HALL
Fitted carpet, textured ceiling, door to:

LOUNGE
12'5" x 11'10"
Window to front, fitted carpet, telephone point, TV point, textured ceiling, stairs, door to:

KITCHEN/DINER
11'10" x 11'1"
Fitted with a matching range of base and eye level units with worktop space over, stainless steel sink unit with single drainer, plumbing for automatic washing machine, space for fridge/freezer, built-in fan assisted oven, built-in four ring electric hob with extractor hood over, window to rear, vinyl flooring, door to Storage cupboard.

FIRST FLOOR LANDING
Fitted carpet, textured ceiling, loft hatch, door to:

MASTER BEDROOM
12'2" x 11'8"
Window to front, fitted carpet, telephone point, textured ceiling.



BEDROOM TWO
7'4" x 6'9"
Window to rear, fitted carpet, textured ceiling.

FAMILY BATHROOM
Recently refitted with three piece suite comprising panelled bath with separate shower over, pedestal wash hand basin and low-level WC, tiled surround, window to rear, vinyl flooring, textured ceiling.

OUTSIDE
Enclosed by wooden panelled fence, paved sun patio with seating area, mainly laid to lawn with borders and gated to rear.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs	 63	 88
(92 plus) A		
(81-91) B		
(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	 58	 88
(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