

ENTRANCE PORCH

HALLWAY

LIVING ROOM

DINING ROOM

KITCHEN

REAR PORCH

SHOWER ROOM

LANDING

BEDROOM 1

BEDROOM 2

BEDROOM 3

WC

BATHROOM

GARAGE



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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.

12 Queens Gardens
Peterborough, PE1 2UN
£220,000



12 Queens Gardens
Peterborough
PE1 2UN

AVAILABLE TO BUY TO LET INVESTORS ONLY
- WITH SITTING TENANT - BUY TO LET
INVESTMENT OPPORTUNITY - A spacious
1930s semi detached house with two
reception rooms, three bedrooms, kitchen,
shower room & bathroom, garage, parking
and garden.

• AVAILABLE TO INVESTORS ONLY

• BUY TO LET INVESTMENT

• SITTING TENANT

• 3 BEDROOM SEMI DETACHED PROPERTY

• TWO RECEPTION ROOMS

• GARAGE

• BATHROOM & SHOWER ROOM

• NO FORWARD CHAIN

Viewings: By appointment
£220,000

- ENTRANCE PORCH

Double door to front, leading into hallway through single door:
- HALLWAY

Fitted carpet, stairs to first floor with storage under.
- LIVING ROOM

12'9" x 13'10"
Double glazed bay window to front, fitted carpet, radiator.
- DINING ROOM

12" x 11'11"
Double glazed window and door to rear, fitted carpet, radiator.
- KITCHEN

8'6" x 7'1"
Double glazed window to side, fitted kitchen with base and eye level units with space for oven, fitted stainless steel sink drainer, fitted worktops, space for washing machine and fridge freezer, access to rear lobby with door to side.
- SHOWER ROOM

3" x 7'2"
Double glazed window to rear, shower cubicle, low level WC.
- LANDING

7'4" x 7'2"
Double glazed window to side, fitted carpet, access to:
- BEDROOM 1

12" x 11'11"
Double glazed bay window to rear, fitted carpet, radiator.
- BEDROOM 2

11'11" x 13'10"
Double glazed bay window to front, fitted carpet, radiator.
- BEDROOM 3

7'8" x 7'5"
Double glazed window to front, fitted carpet, radiator.
- WC

Double glazed window to side, low level WC



- BATHROOM

5'6" x 7"
Obscure double glazed window to side, airing cupboard, p shaped bath, pedestal wash hand basin, tiling, radiator.
- OUTSIDE

Paved and gravel front bordered by brick wall and accessed via wrought iron gates, leads to the front door and side access to property through wooden gate. The side of the property is paved and leads to the garage. The garage is brick built with up and over door to fron.t The rear garden is private, enclosed by fencing, mainly laid to lawn with patio area and mature shrubs.
- SURROUNDING AREA

Peterborough is a Cathedral City with good rail and road network links. The property is situated within walking distance of the City Centre, Town Park, Queensgate Shopping Centre, Railway Station and many more facilities. Good schooling, bus stop, dentists and doctors are all nearby with Ferry Meadows a short drive away.


- TENURE

Freehold
- SERVICES

Mains water, gas, electricity and drainage are all connected. None of these services or appliances have been tested by the agents.
- FIXTURES & FITTINGS

Every effort has been made to omit any fixtures belonging to the Vendor in the description of the property and the property is sold subject to the Vendor's right to the removal of, or payment for, as the case may be, any such fittings etc whether mentioned in these particulars or not.
- INVESTMENT INFORMATION

If you are considering this property BUY TO LET purposes, please call our Property Management team on 01733 303111. They will provide free expert advice on all aspects of the lettings market including potential rental yields for this property.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	57	86
(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		
(92 plus) A	52	86
(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 