



ENTRANCE HALL

LIVING ROOM

DINING ROOM

KITCHEN

REAR LOBBY

BATHROOM

LANDING

BEDROOM 1

BEDROOM 2

BEDROOM 3



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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.

**47 Dickens Street**  
 Peterborough, PE1 5EA  
 £195,000





## 47 Dickens Street Peterborough PE1 5EA

AVAILABLE WITH NO FORWARD CHAIN, THIS THREE BEDROOM SEMI-DETACHED PROPERTY COMES WITH TWO RECEPTION ROOMS, KITCHEN, BATHROOM AND GARDEN. IT IS WITHIN A SHORT WALK TO PETERBOROUGH CITY CENTRE, WITH EASY ACCESS TO THE TRAIN STATION.

- NO FORWARD CHAIN
- CITY CENTRE LOCATION
- THREE BEDROOMS
- SEMI-DETACHED
- TWO RECEPTION ROOMS
- UPVC DOUBLE GLAZING
- GAS CENTRAL HEATING
- IDEAL INVESTMENT

Viewings: By appointment  
£195,000

### ENTRANCE HALL

Door to front, laminate flooring, stairs to the first floor.

### LIVING ROOM

12" x 11'3"

Bay window to front, laminate flooring, radiator.

### DINING ROOM

12'1" x 14'8"

Window to rear, laminate flooring, radiator, storage cupboard.

### KITCHEN

10'9" x 9'6"

Window to side, tiled flooring, fitted kitchen with base and eye level units, worktops, splashback tiles, stainless steel sink drainer, space for fridge freezer, space for washing machine, fitted electric four ring hob with extract fitted over.

### REAR LOBBY

Wall-mounted boiler, side door to rear garden.

### BATHROOM

6'7" x 9'6"

Obscure window to side, three-piece suite with low-level WC, pedestal wash hand basin, bath with shower over, radiator.

### LANDING

Fitted carpet.

### BEDROOM 1

12'1" x 14'8"

Window to front, fitted carpet, radiator, storage cupboard.

### BEDROOM 2

9'5" x 11'10"

Window to rear, fitted carpet, radiator.



### BEDROOM 3

9'11" x 9'5"

Window to rear, fitted carpet, radiator.

### OUTSIDE

Front garden space with access via a wrought iron gate and bordered by a brick wall. Side access to grade through wooden gate. The rear garden has vegetable patches and patio area.

### SURROUNDING AREA

Peterborough is a Cathedral City with good rail and road network links. The property is situated within close proximity of the City Centre, 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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		

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