



ENTRANCE HALL

BEDROOM 1

BEDROOM 2

BEDROOM 3

LOUNGE

DINING ROOM

KITCHEN

UTILITY ROOM

BATHROOM



Woodcock Holmes
 First Floor Offices, 4 Office Village
 Hampton, Peterborough PE7 8GX
 01733 303111
 info@woodcockholmes.co.uk

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25 Silverwood Road
 Peterborough, PE1 2JE
 Offers Over £215,000



25 Silverwood Road Peterborough PE1 2JE

A stunning fully renovated property close to Peterborough City Centre. This bungalow offers a perfect balance of character and modern finish, benefitting in brief from; an entrance hall, two double bedrooms, single bedroom, living room, dining room, kitchen, utility, bathroom, private rear garden and courtyard to front.

- DETACHED BUNGALOW
- CLOSE TO PETERBOROUGH CITY CENTRE
- CLOSE TO TRAIN STATION
- RECENTLY RENOVATED THROUGHOUT
- THREE BEDROOMS
- TWO RECEPTION ROOMS
- REFITTED KITCHEN
- UTILITY ROOM
- REFITTED BATHROOM
- PRIVATE REAR GARDEN

Viewings: By appointment
Offers Over £215,000

ENTRANCE HALL

UPVC door to front, tiled patterned flooring, radiator, access to:

BEDROOM 1

10'11" x 10'1"

UPVC double glazed window to rear, wooden laminate flooring, radiator.

BEDROOM 2

12'6" x 10'1"

UPVC double glazed window to front, karndeian gloss flooring, radiator.

BEDROOM 3

6'5" x 10'11"

UPVC double glazed bay window to front, karndeian gloss flooring, radiator.

LIVING ROOM

17'3" x 14'6" max

Karndeian gloss flooring, TV & Telephone points, x2 radiators, feature fireplace, open to dining area:

DINING ROOM

14'9" x 9'6"

UPVC obscure glass panel door to front and UPVC double glazed French doors to rear garden, karndeian gloss flooring, exposed brick feature wall, spotlights and x2 velux windows.

KITCHEN

8'9" x 13'1"

UPVC double glazed window to side over looking dining area, fitted with a matching range of base and eye level units with fitted worktops and splashback tiles behind. Fitted electric over with four ring electric hob above, gas connection behind, extractor fan fitted above with lighting, lighting under eye level units, fitted 1 1/2 bowls sink drainer with mixer tap over, plumbing and space for dish washer, tiled flooring.

UTILITY ROOM

6'1" x 4'6"

Tiled flooring, worktop fitted, space for free standing fridge freezer, plumbing and space for washing machine, wall mounted gas central heating boiler.

BATHROOM

5'7" x 8'1"

Obscure UPVC double glazed window to rear. Three piece suite with low level WC, pedestal wash hand basin, P-Shaped bath with shower screen and fitted power shower behind. Fully tiled splashback walls, tiled flooring, chrome towel rack style radiator.

OUTSIDE

There is an enclosed courtyard area to the front of the property with access via two separate wrought iron gates leading on to a block paved area to the front door and side access through to the property.

The rear garden is fully enclosed by brick wall and timber fencing, mainly laid to lawn with patio area, timber shed and lighting.

SURROUNDING AREA

Peterborough is a Cathedral City with good rail and road network links. The property is situated within close proximity City Centre, Town Park, Regional College & University Centre Peterborough, 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 for 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		
(81-91) B		86
(69-80) C		
(55-68) D		
(39-54) E	38	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England & Wales EU Directive 2002/91/EC

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		84
(69-80) C		
(55-68) D		
(39-54) E	33	
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		

England & Wales EU Directive 2002/91/EC