ENTRANCE HALL

BEDROOM 1

BEDROOM 2

BEDROOM 3

LOUNGE

DINING ROOM

KITCHEN

UTILITY ROOM

BATHROOM

Floor Plan



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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 logal title of the property. Buyers not obtain such verification from their solicitors



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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
- REFTITTED BATHROOM
- PRIVATE REAR GARDEN

#### **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, karndean gloss flooring, radiator.

#### **BEDROOM 3**

6'5" x 10'11"

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

## LIVING ROOM

17'3" x 14'6" ma:

Karndean 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, karndean 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**

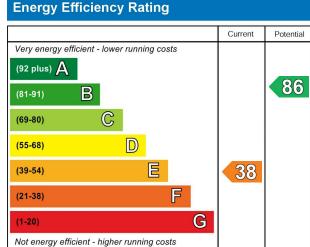
Mains water, gas, electricity and drainage are all connected. None of these services or appliances have been tested by the agents.

#### 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**

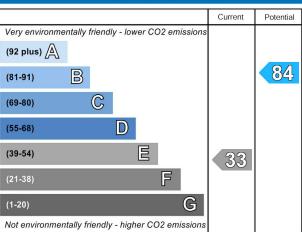
If you are considering this property for BUY TO LET purposes, please call our Property Management team on 01733 303111. They will provide free expert advice on all aspects of the lettings market including potential rental yields for this property.



**England & Wales** 

EU Directive 2002/91/EC

## Environmental Impact (CO<sub>2</sub>) Rating



England & Wales

EU Directive 2002/91/EC

Viewings: By appointment Offers Over £215,000

