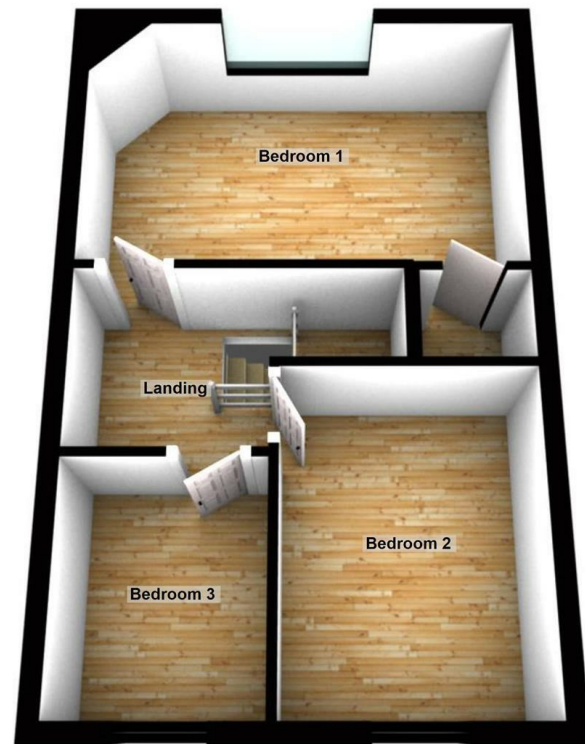


Ground Floor



First Floor

ENTRANCE HALL

LOUNGE

SHOWER ROOM

DINING AREA

KITCHEN

REAR PORCH

LANDING

BEDROOM 1

BEDROOM 2

BEDROOM 3

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.

192 Newark Avenue
 Peterborough, PE1 4NP
 £220,000



192 Newark Avenue Peterborough PE1 4NP

Woodcock Holmes are delighted to offer this semi-detached house on the popular Newark Avenue, within easy access to local traffic links and the City Centre. The property benefits from two reception rooms, extended kitchen, shower room, three bedrooms, parking, garage and garden.

- SEMI DETACHED HOUSE
- OFF ROAD PARKING
- GARAGE
- TWO RECEPTION ROOMS
- SHOWER ROOM
- EXTENDED KITCHEN
- THREE BEDROOMS
- NO FORWARD CHAIN

Viewings: By appointment
£220,000

ENTRANCE HALL

UPVC door to side with obscure patterned glass window each side, fitted carpet, one radiator, telephone point, stairs leading to 1st floor, access to:

LOUNGE

10'10" x 15'9"

UPVC double glazed bay window to front, one radiator, telephone and television point, X2 wall lights, open fireplace.

SHOWER ROOM

5'11" x 5'4"

Obscure UPVC double glazed window to rear, fully tiled walls fully tiled flooring, low-level WC, wash hand basin in vanity unit with storage under, shower cubicle with fitted power shower over, chrome towel rack style radiator, extractor fan.

DINING AREA

9'1" x 9'3"

Fitted carpet, one radiator, storage under stairs, open into the kitchen:

EXTENDED KITCHEN

19" x 8'11"

UPVC double glazed patio doors to the rear leading into the garden, X2 UPVC double glazed windows to side, double glazed obscure glass paneled door to side leading into porch. The Kitchen is fitted with a matching range of base and eyelevel units with fitted worktops and fully tiled splashback walls behind, integrated electric oven and microwave, four ring gas hob with extractor fitted above, sink drainer with mixer tap over, space for freestanding fridge freezer, tumble dryer, dishwasher and washing machine. There is a breakfast bar, vinyl flooring and one radiator.

REAR PORCH

Timber construction with polycarbonate roof, side timber door leading to the porch space which goes through into the kitchen.

LANDING

Fitted carpet, loft access and access to:

BEDROOM 1

9'5" x 15'2"

UPVC double glazed window to rear, fitted carpet, one radiator, airing cupboard housing wall mounted gas central heating boiler.

BEDROOM 2

10'11" x 8'2"

UPVC double glazed window to front, fitted carpet, one radiator.



BEDROOM 3

8'4" x 6'6"

UPVC double glazed window to front, fitted carpet, one radiator.

GARAGE

Electric door to front, side door and window on to the rear garden.

OUTSIDE

The front of the property is bordered by a brick wall with mature shrubs and is mainly laid with block paving supplying off-road parking for several vehicles

Garden is fully enclosed by timber fencing, access to the front via wooden double gates, the garden is an easy maintenance garden with tarmac driveway leading up to the garage. The rest of the garden is mainly paved with a variety of mature shrubs, flowerbed borders and patio space

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, Regional College & UCP, 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 aw

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 209573. 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		
(69-80) C		72
(55-68) D	58	
(39-54) E		
(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		
(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