

ENTRANCE PORCH

HALL

LOUNGE

KITCHEN DINER

CONSERVATORY

LANDING

BEDROOM 1

BEDROOM 2

BATHROOM

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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.

37 Helmsdale Gardens
 Werrington, Peterborough, PE4 6NS
 £179,995



37 Helmsdale Gardens Werrington, Peterborough PE4 6NS

In the popular Werrington village, tucked away in a quiet cul-de-sac sits this semidetached house, ideal for First Time Buyers and potential Investors. Available with No Forward Chain, this property is a must view, call 01733 303111 for a viewing.

- SEMI DETACHED PROPERTY
- POPULAR LOCATION
- LOUNGE
- KITCHEN DINER
- CONSERVATORY
- TWO BEDROOMS
- BATHROOM
- DRIVEWAY & PARKING
- PRIVATE GARDEN
- NO FORWARD CHAIN

Viewings: By appointment
£179,995

ENTRANCE PORCH

UPVC double glazed door to front, UPVC double glaze window to side, lighting, fitted carpet, door into entrance:

HALL

Fitted carpet, stairs to 1st floor, UPVC double glazed window to side, radiator.

LOUNGE

13'10" x 13" max
UPVC double glazed window to front, laminate flooring, one radiator, television point, double doors leading into the kitchen diner:

KITCHEN DINER

8'6" x 13"
UPVC double glazed window to rear X2, timber door to rear leading into the conservatory. Kitchen comes with a matching range of base and eyelevel units with fitted worktop, splashback tiles behind, 1 1/2 bowl sink drainer unit with mixer tap over fitted, oven with four ring gas hob and stainless steel extractor fan above, space for fridge freezer, washing machine, tumble dryer, one radiator, tiled flooring.

CONSERVATORY

Power connected, sliding door to rear and single door to side, aluminum and glass construction.

LANDING

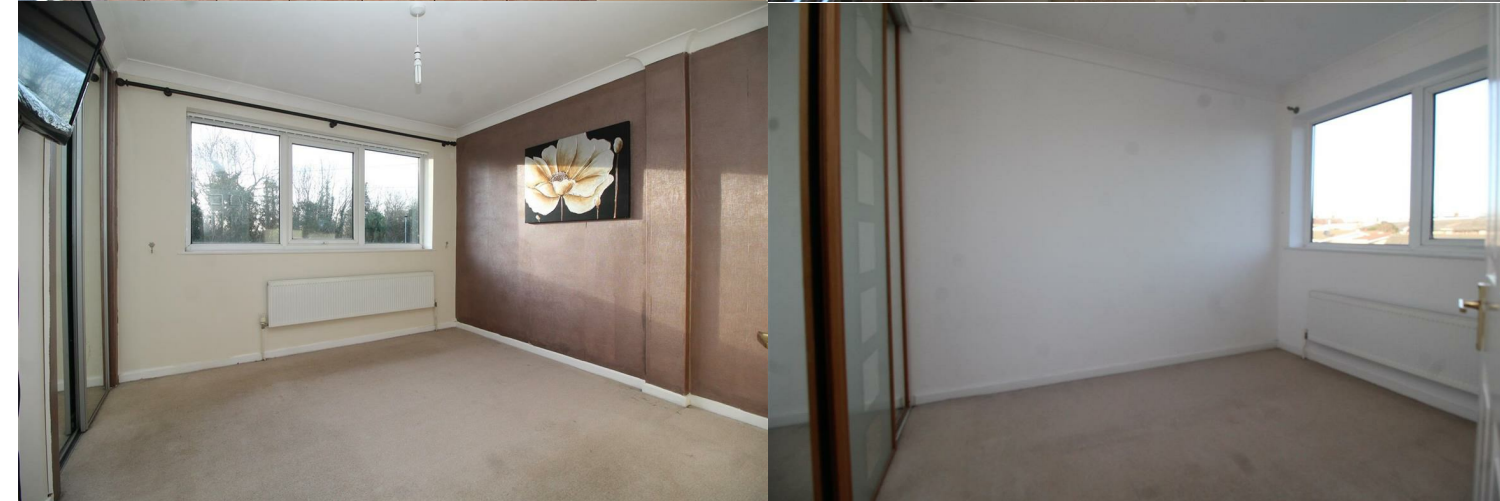
Fitted carpet, UPVC double glazed window to side, loft access and airing cupboard.

BEDROOM 1

10'10" x 10'8"
UPVC double glazed window to front, fitted carpet, one radiator, built in wardrobe with sliding mirror doors.

BEDROOM 2

9'4" x 7'7"
UPVC double glazed window to rear, fitted carpet, one radiator, fitted wardrobe with sliding mirror doors.



BATHROOM

6'2" x 5'9"
UPVC double glazed obscure window to rear, three-piece bathroom with low-level WC, pedestal wash hand basin and oval shaped bath with mixer tap over - electric shower over with retractable shower screen. Chrome towel rack style, radiator, vinyl flooring, fully tiled walls.

OUTSIDE

The front of the property offers parking with concrete driveway and gravelled area for further parking. The front leads to the entrance porch and provides side access to the rear of the property through a wooden gate. Rear garden is fully enclosed by timber fencing, laid with lawn, patio space and raised decking area with gravelled border, electric sockets and outside power connected.

SURROUNDING AREA

Werrington is a residential area to the north of the City of Peterborough. Werrington Village is the original part of the area with shopping and schooling facilities including the Werrington Primary School, Dentist, Doctors, Post Office, Shops, Pubs, Take Away, Chemist, etc..

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		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
		87
	68	

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

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