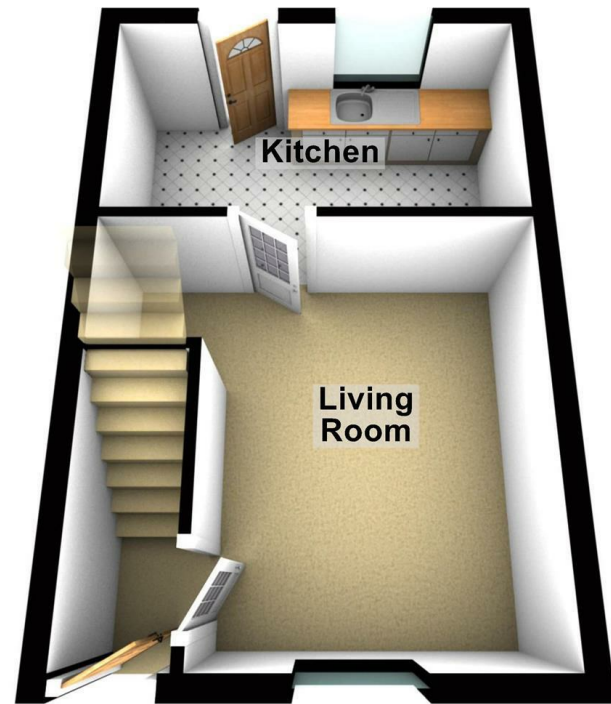
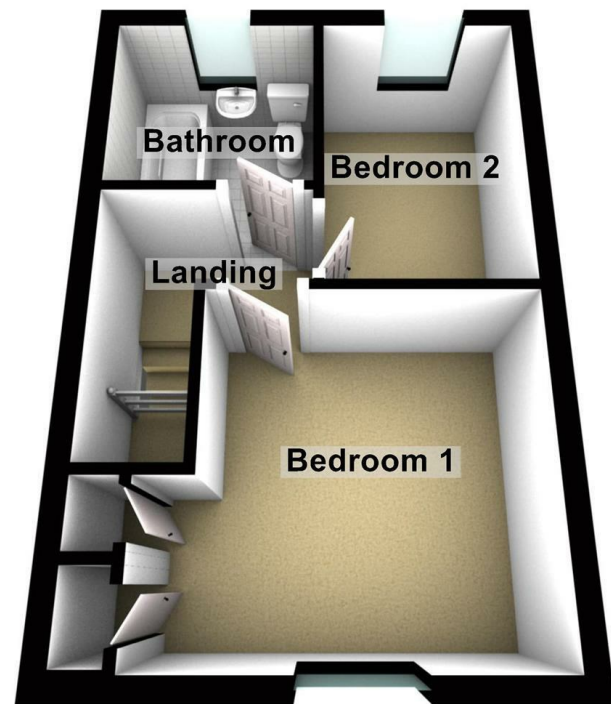


Ground Floor



First Floor



ENTRANCE PORCH

LIVING ROOM

KITCHEN DINER

LANDING

BEDROOM 1

BEDROOM 2

BATHROOM

GARAGE



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info@woodcockholmes.co.uk



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.

7 Lombardy Drive
Peterborough, PE1 3TF
£150,000



**7 Lombardy Drive
Peterborough
PE1 3TF**

AVAILABLE TO BUY TO LET INVESTORS ONLY - WITH SITTING TENANT. A great investment opportunity, this freehold property benefits from; an entrance porch, living room, kitchen dining area, landing, three piece bathroom and two bedrooms Other features include parking, garage and a private rear garden.

- AVAILABLE TO INVESTORS ONLY
- BUY TO LET INVESTORS
- SITTING TENANT
- FREEHOLD PROPERTY
- TWO BEDROOMS
- LIVING ROOM
- BATHROOM
- KITCHEN
- GARAGE AND PARKING
- PRIVATE GARDEN

Viewings: By appointment
£150,000

ENTRANCE PORCH

UPVC door to front, fitted carpet, stairs to first floor.

LIVING ROOM

12'4" x 9'5"
UPVC double glazed window to front, laminate flooring, TV point, radiator.

KITCHEN DINER

6'10" x 12'8"
UPVC double glazed window and door to rear. Kitchen is fitted with a matching range of base and eye level units with fitted worktops, splashback tiles, oven, stainless steel sink drainer, space for washing machine, space for fridge freezer, vinyl flooring.

LANDING

Fitted carpet

BEDROOM 1

10'3" x 9'8"
UPVC double glazed window to front, fitted carpet, radiator, storage cupboards x2.

BEDROOM 2

9'1" x 5'10"
UPVC double glazed window to rear, fitted carpet, radiator.

BATHROOM

5'10" x 6'4"
UPVC double glazed window to rear, three piece suite with pedestal wash hand basin, low level WC, bath, splashback tiles.

OUTSIDE

Open lawn space to front, path to front door. Access to garage and wooden gate leading to rear garden. Garage has up and over door and single door to rear leading to the garden. The rear garden is fully enclosed by timber fencing, mainly laid to lawn with patio area.

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		88
(69-80) C	69	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		90
(81-91) B		
(69-80) C	70	
(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