



ENTRANCE HALL

KITCHEN

LIVING ROOM

SUN ROOM

HALL

SHOWER ROOM

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.

**42 Bardney**  
Peterborough, PE2 5QG  
£199,995



## 42 Bardney Peterborough PE2 5QG

A well-presented three-bedroom freehold bungalow with spacious living accommodation, private low-maintenance garden, garage and parking, offered with no forward chain and ready to move straight into.

- NO FORWARD CHAIN
- THREE BEDROOMS
- SPACIOUS LIVING ROOM
- OFF ROAD PARKING AND GARAGE
- PRIVATE ENCLOSED GARDEN WITH GARAGE ACCESS
- UPVC DOUBLE GLAZED
- SUN ROOM OFF LIVING ROOM
- GAS CENTRAL HEATING

Viewings: By appointment  
£199,995

### ENTRANCE HALL

UPVC door to front, window to front, access to kitchen and living room.

### KITCHEN

8'5" x 8'3"  
UPVC double glazed window to side, fitted kitchen with a matching range of base and eye-level units, fitted worktops, splashback tiles, oven, fitted sink drainer, space fridge freezer, washing machine.

### LIVING ROOM

Patio doors to the side, fitted carpet, fireplace, radiator.

### SUN ROOM

UPVC construction, double glazed windows to front and side, single door to front leading to the garden.

### HALLWAY

Fitted carpet, storage cupboard, airing cupboard, access to all rooms.

### SHOWER ROOM

Fitted three piece suite with WC, wash hand basin, double shower cubicle, fully tiled surround.

### BEDROOM 1

13'5" x 9'5"  
UPVC double glazed window to front, fitted carpet, fitted wardrobe unit, radiator.

### BEDROOM 2

10'1" x 7'10"  
UPVC double glazed window to front, fitted carpet, radiator.

### BEDROOM 3

10'1" x 7'1"  
Window to front, fitted carpet, radiator.

### OUTSIDE

Enclosed garden space, easy maintenance, access from sun room and gated access from the front of the home. garden shed, single door to side of the garage. The garage is brick built with up and over door to the front.

### COUNCIL TAX/TENURE/EPC

Tenure, council tax band, and EPC rating details are provided by the vendor or relevant authority and should be verified by prospective buyers.

### SERVICES

Services, systems, and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

### MARKETING INFORMATION

Every effort has been made to ensure that these details are accurate and not misleading please note that they are for guidance only and give a general outline and do not constitute any part of an offer or contract. Measurements, distances, and areas are approximate and should not be relied upon without verification. Interested parties should satisfy themselves of all details. None of the appliances, services or equipment described or shown have been tested.

### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	75	81
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		

### England & Wales

EU Directive  
2002/91/EC

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

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

### England & Wales

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