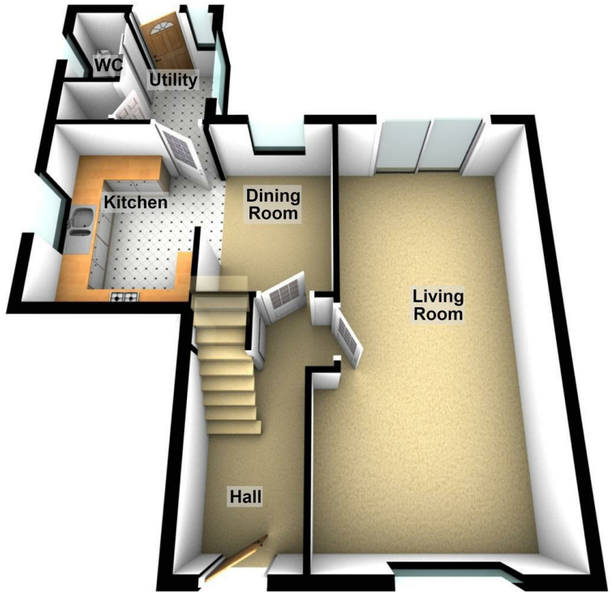
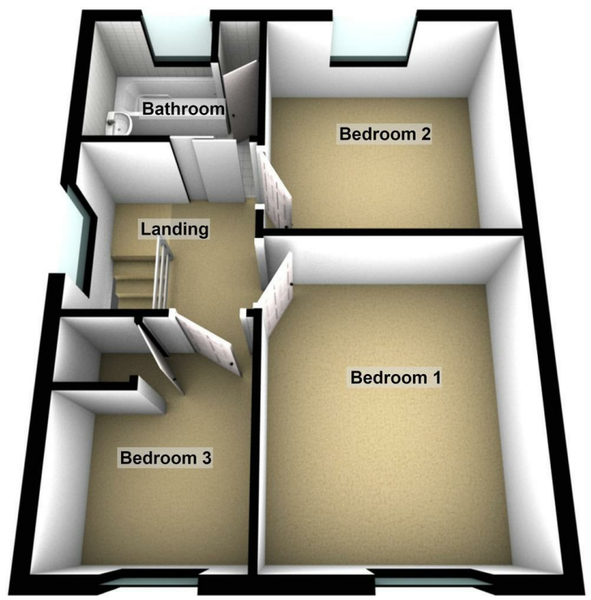
Ground Floor



First Floor



ENTRANCE HALL

LIVING ROOM

DINING ROOM

KITCHEN

UTILITY AREA

CLOAKROOM

FIRST FLOOR LANDING

BEDROOM 1

BEDROOM 2

BEDROOM 3

BATHROOM

SINGLE GARAGE

Woodcock Holmes
20a Tesla Court, Innovation Way, Peterborough PE2 6FL

01733 303111
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 logal title of the property. Buyers not obtain such verification from their solicitors.







Desborough Avenue

Peterborough, PE2 8RG

£270,000










Desborough Avenue
Peterborough
PE2 8RG

A spacious and versatile three-bedroom family home, extended to provide generous living accommodation and occupying a desirable corner plot with gardens, garage and parking, all ideally positioned within easy reach of local schools, amenities and transport links.

- AVAILABLE WITH NO FORWARD CHAIN`
- CORNER PLOT LOCATION
- PARKING AND SINGLE GARAGE
- EXTENDED TO THE SIDE AND REAR
- DOWNSTAIRS CLOAKROOM AND UTILITY SPACE
- IDEAL FAMILY HOME
- SPACIOUS LIVING ROOM SPACE WITH PATIO DOORS TO THE GARDEN
- FRONT, SIDE AND REAR GARDEN SPACE, NOT OVERLOOKED
- UPVC DOUBLE GLAZED
- GAS CENTRAL HEATING

Viewings: By appointment
£270,000

ENTRANCE HALL
14" x 6"
Door to front, laminate flooring, radiator, stairs to first floor with storage under, access to:

LIVING ROOM
23'2" x 10'7"
UPVC double glazed window to front, uPVC double glazed patio doors to rear, fitted carpet, radiator(s), fireplace with brick surround.

DINING ROOM
10'2" x 7"
UPVC double glazed window to rear, tiled flooring, radiator, open to kitchen:

KITCHEN
11'3" x 8'7"
UPVC double glazed window to side, fitted kitchen with a matching range of base and eye level units, fitted worktops, splashback tiles, fitted oven, fitted four ring hob, sink drainer.

UTILITY AREA
UPVC double glazed door to rear, uPVC double glazed window to side and rear, tiled flooring, radiator.

CLOAKROOM
Obscure window to side, two piece suite with WC and wash hand basin.

FIRST FLOOR LANDING
UPVC double glazed window to side, fitted carpet, access to:

BEDROOM 1
12'4" x 10'8"
UPVC double glazed window to front, fitted carpet, radiator, fitted wardrobes.

BEDROOM 2
10'2" x 10'8"
UPVC double glazed window to rear, fitted carpet, radiator, fitted wardrobes.

BEDROOM 3
9'3" x 7"
UPVC double glazed window to front, fitted carpet, radiator.

BATHROOM
5'6" x 6'9"
Obscure uPVC double glazed window to side, fitted three piece suite with WC, wash hand basin, bath with shower over, airing cupboard, radiator.

OUTSIDE
Outside, the property occupies a generous corner plot with enclosed gardens extending around the front and side. The garden is designed for ease of maintenance, with a combination of gravelled areas, patio space, a vegetable-growing area and a variety of established decorative shrubs providing attractive and private spots.

To the rear is a further enclosed garden area, laid predominantly to patio and incorporating a pond, with access to the detached single garage.

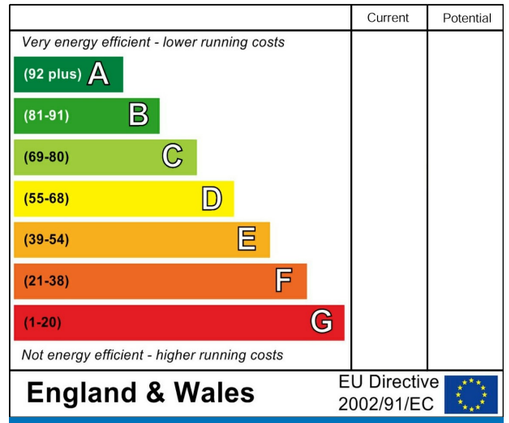
GARAGE
Brick built, up and over door to front, parking in front, door to side leading to the garden.

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.

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.

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

Energy Efficiency Rating



Environmental Impact (CO_2) Rating

