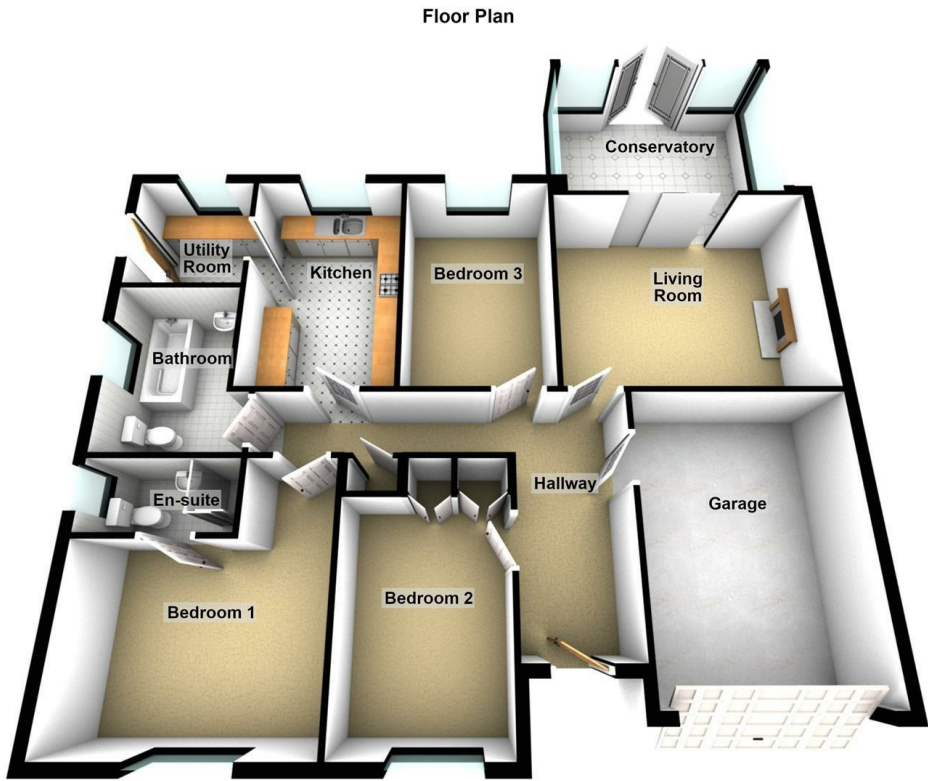




- ENTRANCE HALL
- LIVING ROOM
- CONSERVATORY
- KITCHEN
- UTILITY ROOM
- BEDROOM 1
- ENSUITE SHOWER ROOM
- BEDROOM 2
- BEDROOM 3
- BATHROOM
- GARAGE



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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.

Thorpe Lea Road
Peterborough, PE3 6BX
£300,000



Thorpe Lea Road

Peterborough

PE3 6BX

A well-presented three-bedroom detached bungalow, situated within a quiet cul-de-sac in the sought-after Thorpe Lea Road area, offering spacious single-storey accommodation, garage, private rear garden and no forward chain.

• AVAILABLE WITH NO FORWARD CHAIN

• SINGLE GARAGE & OFF-ROAD PARKING

• SOUGHT-AFTER THORPE LEA ROAD AREA

• DETACHED BUNGALOW

• THREE DOUBLE BEDROOMS

• CONSERVATORY OFF THE LIVING ROOM

• SEPARATE UTILITY ROOM OFF THE KITCHEN

• UPVC DOUBLE GLAZED AND GAS CENTRAL HEATING

• GOOD SIZED REAR GARDEN SPACE

• EASY ACCESS TO PETERBOROUGH TRAIN STATION

Viewings: By appointment

£300,000

- HALLWAY

Door to front, fitted carpet, radiator, access to all rooms:
- LIVING ROOM

12'4" x 14'10"

Fitted carpet, patio doors to rear leading to the conservatory, feature fireplace, radiator.
- CONSERVATORY

9'8" x 12'10"

Brick base built, electric heater, uPVC double glazed windows to side and rear, fitted French doors to rear.
- KITCHEN

13'2" x 7'11"

UPVC double glazed window to rear, fitted kitchen with a matching range of base and eye level units, fitted worktops, splashback tiles behind, fitted oven, fitted hob, fitted sink drainer.
- UTILITY ROOM

4'4" x 7'5"

UPVC double glazed window to rear, door to side leading to the garden matching range of base level units, fitted worktops, sink, wall mounted gas central heating boiler.
- BEDROOM 1

9'8" x 12'11"

UPVC double glazed window to front, fitted carpet, radiator, fitted wardrobes and drawers, access to ensuite.
- ENSUITE SHOWER ROOM

3'8" x 7'8"

Obscure uPVC double glazed window to side, fitted with a WC, wash hand basin and shower cubicle.
- BEDROOM 2

11'7" x 8'6"

UPVC double glazed window to front, fitted carpet, radiator, built in double wardrobe.



- BEDROOM 3

13'2" x 8'6"

UPVC double glazed window to rear, fitted carpet, radiator.
- BATHROOM

8'10" x 4'6"

Obscure uPVC double glazed window to side, fitted three-piece suite with WC, wash hand basin, bath, radiator.
- GARAGE

16'5" x 9'5"

Garage door to front, power and lighting connected, internal door to the hallway.
- OUTSIDE

The property is approached via a front driveway providing off-road parking and leading to a single garage, the front of the property and gated access to the rear garden.

Outside, the rear garden is designed for easy maintenance and is fully enclosed by fencing. The garden is predominantly laid to gravel and patio, with a timber shed providing useful storage.
- 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		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		77
(55-68) D	65	
(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		
(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