



FRONT PORCH

HALL

KITCHEN

LIVING ROOM

CONSERVATORY

INNER HALL

BEDROOM

SHOWER ROOM



Woodcock Holmes

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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.

16 Finchfield
Peterborough, PE1 4YG
£155,000



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A well-presented one-bedroom bungalow, offered with no forward chain and situated in a peaceful cul-de-sac, benefiting from driveway parking, a conservatory, a recently re-fitted shower room, and a low-maintenance enclosed garden, all within easy reach of local amenities and transport links.

- AVAILABLE WITH NO FORWARD CHAIN
- RECENTLY RENOVATED SHOWER ROOM
- DOUBLE BEDROOM
- OFF ROAD PARKING
- GOOD SIZED PRIVATE GARDEN
- CONSERVATORY OFF THE LIVING ROOM
- UPVC DOUBLE GLAZED AND GAS CENTRAL HEATING
- CALL OUR OFFICE TO ARRANGE A VIEWING

Viewings: By appointment
£155,000

ENTRANCE PORCH

UPVC double glazed door to front, fitted matwell carpet, door to hall:

HALLWAY

Storage cupboard, access to:

KITCHEN

8'5" x 8'5"

UPVC double glazed window to front and side. Fitted kitchen with a matching range of base and eye level units, fitted worktops, splashback tiled surround, fitted sink drainer, space for appliances.

LIVING ROOM

14'6" x 13'4"

UPVC double glazed patio doors to side leading to the conservatory. Fitted carpet, radiator.

CONSERVATORY

UPVC construction, polycarbonate roof, single uPVC double glazed door to side leading to the garden.

INNER HALL

Fitted carpet, airing cupboard, access to:

BEDROOM

12'4" x 8'3"

UPVC double glazed window to side, fitted carpet, radiator.

SHOWER ROOM

Three piece suite with double walk in shower with shower screen and shower fitted over, WC and wash hand basin in vanity unit, tiled surround, towel rack style radiator.

OUTSIDE

Allocated parking to the side of the property. Path to the front door and single gated garden access. The garden is enclosed by timber fencing, mainly laid with gravel with timber shed and shrub/flowerbed borders in areas.

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		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	71	79

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 EU Directive 2002/91/EC