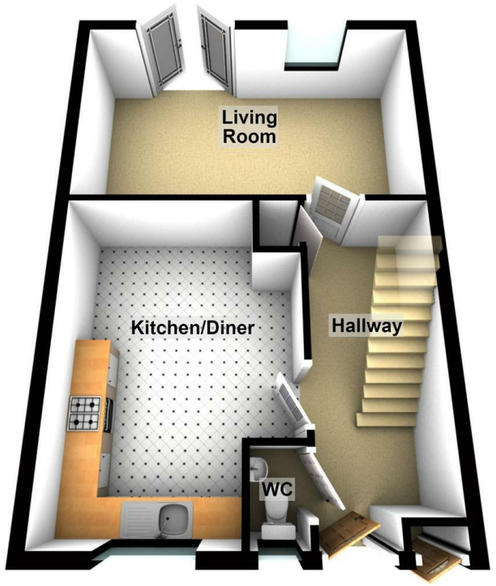
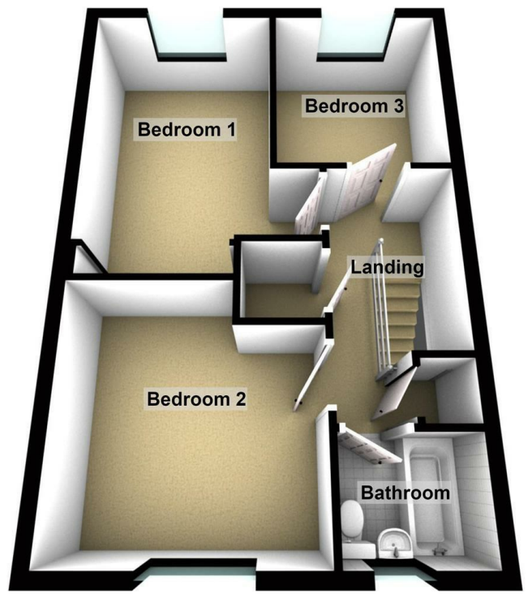
Ground Floor



First Floor



ENTRANCE HALL

CLOAKROOM

KITCHEN DINER

LIVING ROOM

FIRST FLOOR LANDING

BEDROOM 1

BEDROOM 2

BEDROOM 3

FAMILY BATHROOM

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.

woodcockholmes.co.uk

WOODCOCK HOLMES







50 Gordon Avenue

Peterborough, PE2 9HR
£170,000











50 Gordon Avenue
Peterborough
PE2 9HR

Offered to the market with no forward chain, this spacious three-bedroom home benefits from a garage, enclosed rear garden and a convenient location close to schools, amenities and transport links, making it an ideal purchase for families, first-time buyers or investors

- AVAILABLE WITH NO FORWARD CHAIN
- IDEAL FIRST TIME BUY OR INVESTMENT PURCHASE
- THREE BEDROOMS
- LIVING ROOM WITH PATIO DOORS TO THE GARDEN
- DOWNSTAIRS TWO-PIECE CLOAKROOM
- KITCHEN DINER
- GAS CENTRAL HEATING
- CLOSE TO LOCAL AMENITIES AND SCHOOLS
- SINGLE GARAGE EN BLOC
- COUNCIL TAX BAND A. EPC RATING C.

Viewings: By appointment
£170,000

ROOMS

ENTRANCE HALL: Double radiator, textured ceiling, stairs to the first floor, door to the:

DOWNSTAIRS CLOAKROOM: Double-glazed window to the front aspect, two-piece suite comprising wash hand basin and low level w.c., tiled splashbacks.

KITCHEN/DINING ROOM: 4.78m x 3.50m (15'8 x 11'6)
Matching range of base and eye level units with worktop space above, stainless steel sink unit with single drainer sink unit, plumbing for an automatic washing machine, gas cooker point, double glazed window to the front aspect, radiator, textured ceiling.

LOUNGE: 5.43m x 3.25m (17'10 x 10'8)
Double-glazed window to the rear aspect, double radiator, laminate flooring, TV point, textured ceiling, double-glazed sliding patio doors to the rear garden.

STAIRS TO THE FIRST FLOOR AND LANDING: Storage cupboard, door to:

BEDROOM 1: 3.81m x 2.69m (12'6 x 8'10)
Double-glazed window to the rear aspect, textured ceiling, built-in wardrobes, hanging rails and shelving.

BEDROOM 2: 3.61m x 3.45m (11'10 x 11'4)
Double-glazed window to the front aspect, textured ceiling, radiator.

BEDROOM 3: 2.74m x 2.59m (9' x 8'6)
Double-glazed window to the rear aspect, radiator, textured ceiling.

BATHROOM: Three-piece suite comprising panelled bath with separate shower above, wash hand basin and w.c., tiled surround, double-glazed window to the front aspect, radiator, textured ceiling.

OUTSIDE: The rear garden is enclosed and laid with artificial grass with a paved sun patio area, there is rear gated access. Single garage en bloc with surrounding communal parking.

DIRECTIONS:
Proceed south along Oundle Road following the signs towards Woodston. Turn left onto New Road, right onto Orton Avenue and right onto Gordon Avenue.

PROPERTY

Situated overlooking a pleasant green space to the front, the property enjoys a convenient location close to a range of local schools, shops, amenities and excellent transport links. Benefitting from an EPC rating of C and Council Tax Band A, the home is both energy efficient and economical to run.

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.

