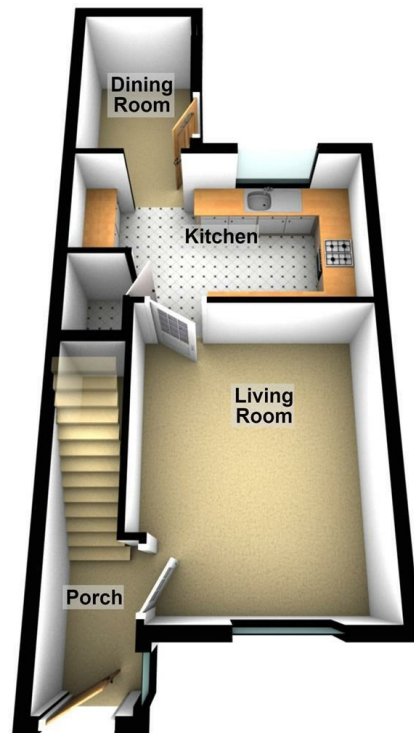


Ground Floor



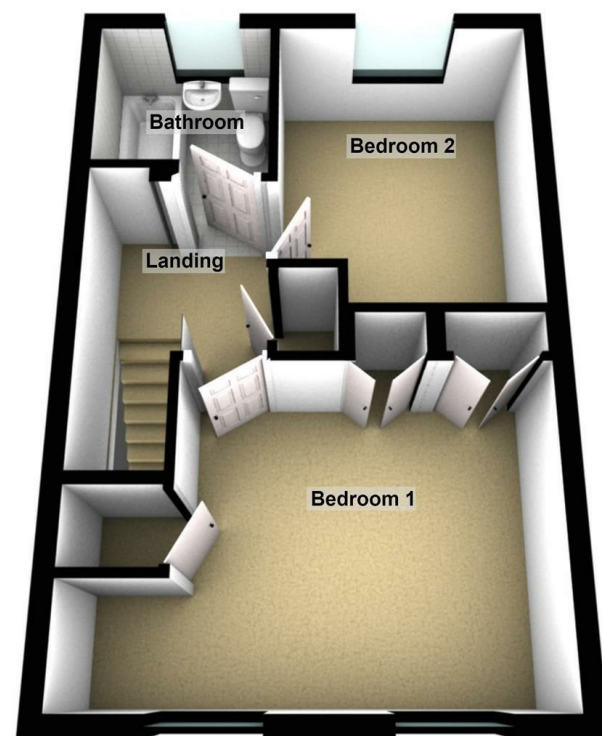
ENTRANCE PORCH

LIVING ROOM

KITCHEN

DINING ROOM

First Floor



FIRST FLOOR LANDING

BEDROOM 1

BEDROOM 2

BATHROOM

Woodcock Holmes

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Peterborough PE2 6FL

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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.

woodcockholmes.co.uk

WCH
WOODCOCK HOLMES



105 Mountbatten Way

Peterborough, PE3 7JX

£179,995



105 Mountbatten Way

Peterborough

PE3 7JX

A fantastic opportunity to purchase this freehold semi-detached home, offered with no forward chain and featuring two double bedrooms, a detached garage, private gardens, and off-road parking making it an ideal choice for first-time buyers and investors alike.

- AVAILABLE WITH NO FORWARD CHAIN
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- UPVC DOUBLE GLAZED AND GAS CENTRAL HEATING
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- IDEAL FOR INVESTORS OR FIRST TIME BUYERS
- CALL OUR OFFICE TO ARRANGE A VIEWING

Viewings: By appointment

£179,995

- ENTRANCE PORCH

8'6" x 4'4"

Door to front, stairs to first floor, access to living room.
- LIVING ROOM

14'3" x 11'8"

UPVC double glazed window to front, radiator, access to kitchen:
- KITCHEN

8'4" x 14'10"

UPVC double glazed window to rear, fitted kitchen with a matching range of base and eye level units, fitted worktops with splashback tiles behind, fitted sink drainer, fitted oven and hob, space for appliances, access to dining room:
- DINING ROOM

8'11" x 5'10"

UPVC double glazed window and door to side, radiator.
- FIRST FLOOR LANDING

Airing cupboard, access to:
- BEDROOM 1

10'5" x 14'10"

x2 uPVC double glazed windows to front, storage cupboard over stairs, fitted double wardrobe x2, radiator.
- BEDROOM 2

10'7" x 8'6"

UPVC double glazed window to rear, radiator.



- BATHROOM

5'4" x 5'8"

Obscure uPVC double glazed window to rear, three piece suite with bath, shower over, WC, wash hand basin, radiator, tiled splashback surround.
- OUTSIDE

Fully enclosed garden space, timber shed, rear garden is mainly laid to lawn, there is a side garden area that is laid with patio, gated access to front and rear of the garden space. Detached single garage with up and over door to front, side door leading to the garden, parking in 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) A	57	84
(81-91) B		
(69-80) C		
(55-68) D		
(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 