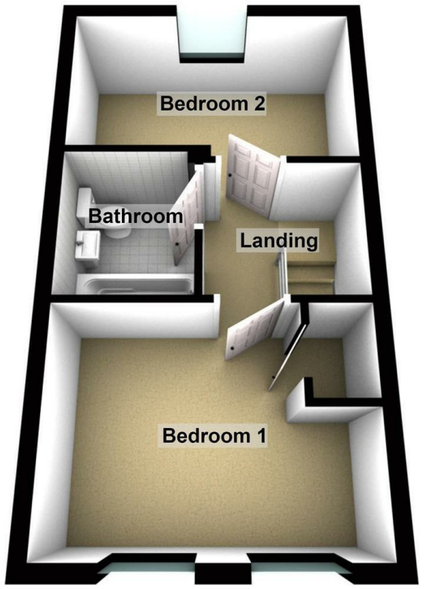
Ground Floor



First Floor



ENTRANCE HALL

CLOAKROOM

LIVING ROOM

KITCHEN DINER

FIRST FLOOR LANDING

BEDROOM 1

BATHROOM

BEDROOM 2

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.







Hector Drive

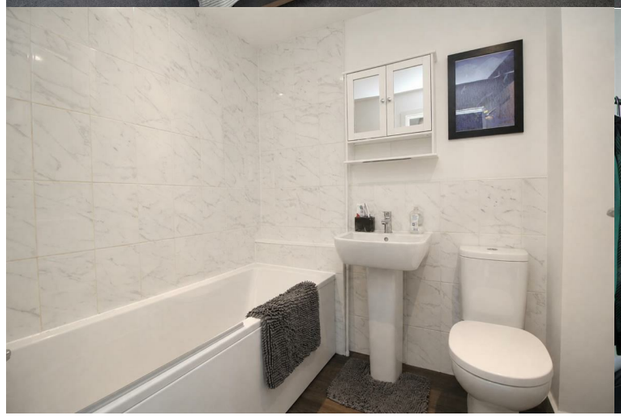
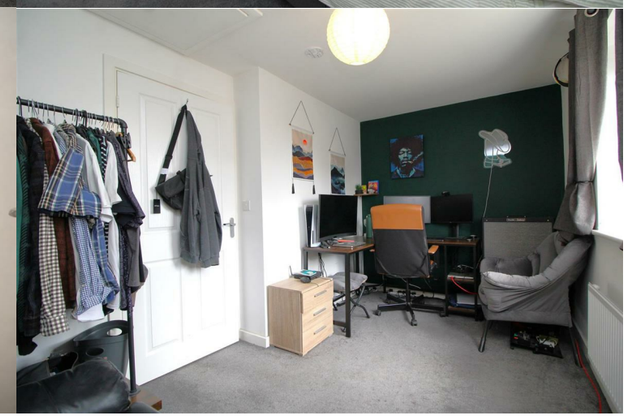
Peterborough, PE2 8XZ

£205,000







Hector Drive
Peterborough
PE2 8XZ

A beautifully presented, modern two-bedroom freehold home offering stylish, move-in ready accommodation, off-road parking for two vehicles, a private enclosed garden, and an excellent location close to local schools, shops and amenities

- MODERN TERRACED HOME
- IDEAL FOR FIRST TIME BUYERS
- TWO DOUBLE BEDROOMS
- DOWNSTAIRS CLOAKROOM
- MODERN KITCHEN DINER
- OFF ROAD PARKING FOR TWO VEHICLES
- UPVC DOUBLE GLAZED AND GAS CENTRAL HEATING
- CALL OUR OFFICE TO ARRANGE A VIEWING

Viewings: By appointment
£205,000

ENTRANCE HALL
7'10" x 3'9"
Door to front, radiator, stairs to first floor, access to:

CLOAKROOM
4'4" x 2'7"
Obscure uPVC double-glazed window to front, two-piece suite with WC and wash hand basin, radiator.

LIVING ROOM
15" x 9'2"
UPVC double-glazed window to front, radiator, understairs storage cupboard,

KITCHEN DINER
7'9" x 12'6"
UPVC double-glazed window to rear, uPVC double glazed French doors to rear, fitted kitchen with a matching range of base and eye level units, fitted worktops, fitted oven, four ring hob, extractor fan and sink drainer, space for appliances, dining area, radiator.

FIRST FLOOR LANDING
Fitted carpet, access to:

BEDROOM 1
9'2" x 12'6"
UPVC double-glazed window to front x2, fitted carpet, radiator, storage cupboard.

BATHROOM
6'5" x 5'5"
Three-piece suite fitted with a WC, wash hand basin, bath with shower over, tiled surround, radiator.

BEDROOM 2
7'1" x 12'6"
UPVC double-glazed window to rear, fitted carpet, radiator.

OUTSIDE
Off road parking to the front, two spaces side by side. The enclosed rear garden is fully fenced with timber panels and offers both lawn and patio areas, providing an excellent outdoor space to relax or entertain. A rear access gate adds further practicality.

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.

