

31 Woodcote Close, Peterborough, PE1 3RP



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Capitol Lettors

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31 Woodcote Close, Peterborough, PE1 3RP

£179,995 Freehold

Investors Only. Set within walking distance of the city centre this two bedroom end-terraced house offers entrance hall, DSWC, kitchen, lounge/diner, family bathroom with shower over bath & 2 double bedrooms with built in wardrobes. Parking to the front & enclosed rear garden.

Currently rented at £650.00pcm with a long standing tenant.

Good access to Peterborough City Centre. Local shops and schools nearby.



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## Entrance Hall

1.05m x 3.15m (3' 5" x 10' 4") Approx  
uPVC part glazed door to front aspect,  
radiator, stairs to first floor, fitted carpet.

## DSWC

0.96m x 1.80m (3' 2" x 5' 11") Approx  
uPVC frosted window to front aspect, extractor  
fan, radiator, fuse box, two piece suite  
comprising of low level WC & wash hand basin  
with tiled splash back, fitted vinyl.

## Kitchen

3.15m x 1.56m (10' 4" x 5' 1") Approx  
uPVC window to front aspect, eye & base level  
units with complimentary worktop with tiled  
splash back, boiler, electric oven, gas hob &  
extractor above, stainless steel sink with  
draining board & mixer tap, space for washing  
machine & fridge freezer, fitted vinyl.

## Lounge/Diner

3.62m x 3.88m (11' 11" x 12' 9") Approx  
uPVC double doors & 2x uPVC windows to rear  
aspect, radiator, TV & phone point, under  
stairs cupboard, fitted carpet.

## Stairs to 1st floor landing

Radiator, fitted carpet.

## Bedroom 2

3.62m x 2.15m (11' 11" x 7' 1") Approx  
2x uPVC windows to rear aspect, radiator, built  
in wardrobe, loft hatch, fitted carpet.

## Family Bathroom

2.04m x 1.39m (6' 8" x 4' 7") Approx  
Part tiled walls, extractor fan, radiator, three  
piece bathroom suite comprising of low level  
WC, wash hand basin, paneled bath with  
shower over & glass shower screen, fitted vinyl.

## Bedroom 1

3.62m x 3.08m (11' 11" x 10' 1") Approx  
2x uPVC windows to front aspect, radiator, TV  
point, built in wardrobe over stairs, fitted  
carpet.

## Outside - Front

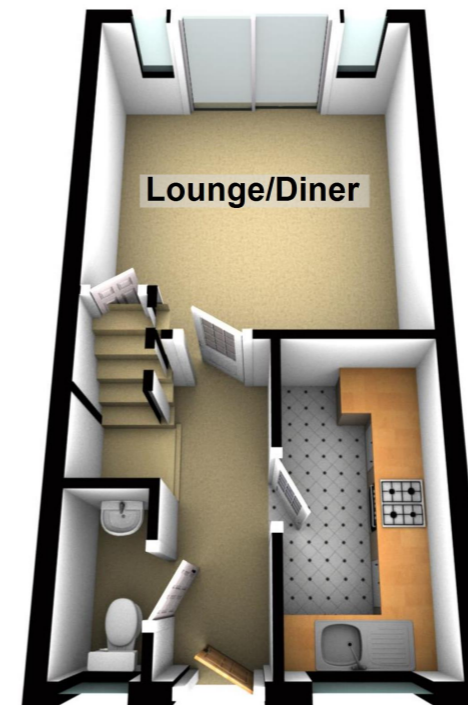
Parking, storm porch, shrubs, path down the  
side giving access to rear.

## Outside - Rear

Enclosed by fence panels & gate, mainly laid to  
lawn, patio area & slabbed path.

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## Ground Floor



## First Floor



This plan is for illustration purposes only and may not be representative of the property. Plan may not be to scale.  
Plan produced using PlanUp.

Energy Efficiency Rating	
Very energy efficient - lower running costs	Potential
(92 to 100) <b>A</b>	92
(81 to 91) <b>B</b>	
(69 to 80) <b>C</b>	75
(55 to 68) <b>D</b>	
(39 to 54) <b>E</b>	
(21 to 38) <b>F</b>	
(1 to 20) <b>G</b>	
Not energy efficient - higher running costs	

England, Wales & N.Ireland EU Directive 2002/91/EC

