



**FITZJOHN**  
SALES & LETTINGS

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## 10 Wharf Road Woodston Peterborough PE2 9PS

Guide price £229,950



An end terraced home in the sought after PE2 area of Peterborough having been fully refurbished throughout, including gas central heating and UPVC windows. The property offers a lounge with an open fire, refitted kitchen, downstairs bathroom, upstairs are three bedrooms, the master bedroom has the opportunity for an en suite. Outside is a large low maintenance enclosed garden with patio seating, there is parking for four cars to the front of the property. \*\*\* AN IDEAL FIRST TIME BUY OR INVESTMENT PURCHASE \*\*\*



COUNCIL TAX BAND- B

Lounge 3.85m (12'7") x 3.47m (11'5")

Kitchen/Dining Room 3.85m (12'7") x 3.79m (12'5")

Shower Room

First Floor Landing

Bedroom 3 2.31m (7'7") x 2.15m (7')

Bedroom 2 3.52m (11'6") x 2.59m (8'6")

Bedroom 1 4.84m (15'10") x 3.83m (12'7")

Dressing Room / Potential En Suite 2.47m (8'1") x 2.19m (7'2")

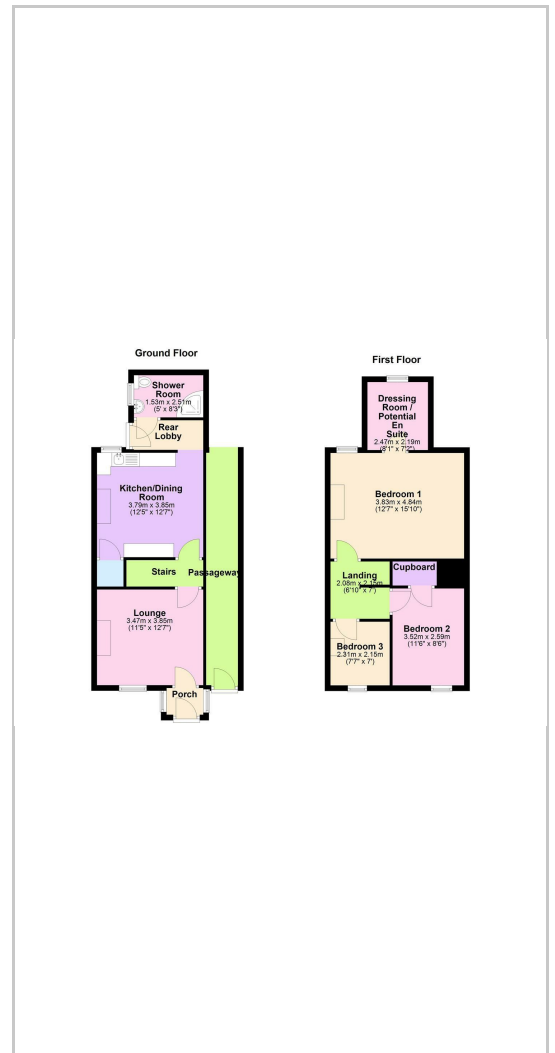
Outside:  
Outside is an enclosed garden with a paved seating area and laid to lawn.

\*\*\* If you are considering letting this property for a BUY TO LET please call Fitzjohn Property Rentals on 01733 555520. We can provide you free advice on all aspects of the lettings market including potential rental yields for this property \*\*\*

Area Map



Floor Plans



Energy Efficiency Graph

