



FITZJOHN
SALES & LETTINGS

62 Hargate Way,
Hampton Hargate, Peterborough,
Cambridgeshire, PE7 8DS

Tel 01733 555520
info@fitzjohnstateagents.com
www.fitzjohnstateagents.com



22 New Road Woodston Peterborough PE2 9HA

Guide price £159,000



*** NO CHAIN *** Semi detached home located in Woodston within easy reach of the City Centre. Accommodation comprises three bedrooms, two reception rooms, UPVC double glazing, gas central heating and replacement boiler. The property has a lean to/utility area, three separate bedrooms and garden to rear with outbuilding. Off road parking to the front. *** IDEAL FIRST TIME BUY/INVESTMENT PURCHASE ***



Entrance to:

Lounge 3.83m (12'7") x 3.50m (11'6")

Hall 2.83m (9'4") x 0.90m (2'11")

Dining Room 3.83m (12'7") x 3.47m (11'5")

Kitchen 3.06m (10'1") x 2.28m (7'6")

Lean-to/Utility

Downstairs Bathroom 2.28m (7'6") x 2.28m (7'6")

First Floor Landing

Bedroom 1 3.83m (12'7") x 3.52m (11'7")

Bedroom 2 3.46m (11'4") x 2.69m (8'10")

Bedroom 3 3.15m (10'4") x 2.28m (7'6")

OUTSIDE

Enclosed garden to rear with panelled fencing and paved patio areas. Outbuilding. Off road parking to the front.

*** 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

