

## 4 bed detached house to buy in

Barnfield Gardens, Whittlesey,  
Peterborough, Cambridgeshire, PE7 2DY

**£245,000** Starting Bid

 x4  x1  x1

Tenure

**Freehold**

Driveway parking

## Property features

- ✓ Being Sold via Secure Sale online bidding. Terms and Conditions
- ✓ 4/5 Bedroom Detached Family
- ✓ In need of modernisation
- ✓ Downstairs Wc & Utility Room
- ✓ EPC Rating C

## Key Information

- ✓ Council Tax: Band C
- ✓ EPC Rating: C

## Description

Open House 14/9 from 12 until 2

An extended and detached 4/5 bedroom property in need of modernisation located on a quiet cul-de-sac in the popular location of Coates.

The property comprises entrance hall, downstairs WC, lounge, kitchen, utility, conservatory, study, separate dining room/bedroom 5.

To the first floor there are 4 bedrooms and a family bathroom.

There is a spacious rear garden and driveway to the front. Internal viewing advised.

EPC to follow.

Council Tax Band: C

Tenure: Freehold

Price: Starting Bid £245,000

Property Type: Detached House

Parking: Driveway

## Lounge

Lounge - 5.61m x 3.05m (18'5" x 10'0")

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## Conservatory

Conservatory - 3.05m x 3.66m (10'0" x 12'0")

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## Kitchen

Kitchen - 3.05m x 2.74m (10'0" x 9'0")

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## Study

Study - 1.7m x 2.82m (5'7" x 9'3")

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## Dining Room/Bedroom

Dining Room/Bedroom - 2.62m x 2.77m (8'7" x 9'1")

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## Bedroom 1

Bedroom - 3.73m x 2.77m (12'3" x 9'1")

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## Bedroom 2

Bedroom - 2.74m x 3.18m (9'0" x 10'5")

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## Bedroom 3

Bedroom - 2.74m x 2.13m (9'0" x 7'0")

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## Bedroom 4

Bedroom - 2.74m x 2.74m (9'0" x 9'0")

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## Bathroom

Bathroom - 2.87m x 1.85m (9'5" x 6'1")

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) <b>A</b>		
(81-91) <b>B</b>		82
(69-80) <b>C</b>	71	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

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Contact your local branch today for more information on this property:

**1A Brackenthwaite, Leicester, Leicestershire, LE4 7GA, <https://laxmanrealestate.com/contact>**

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