



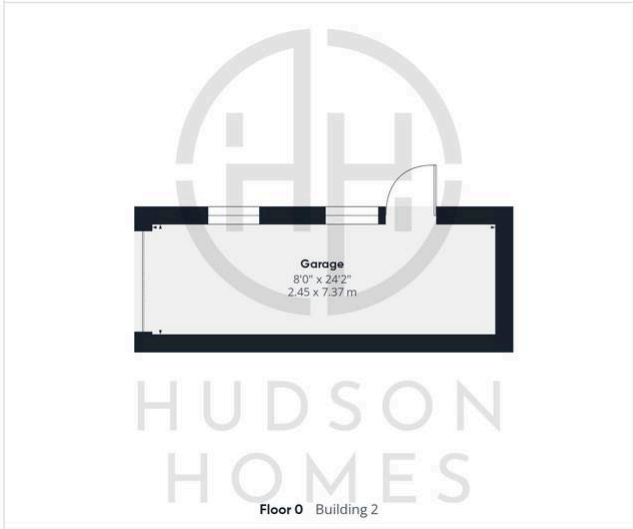
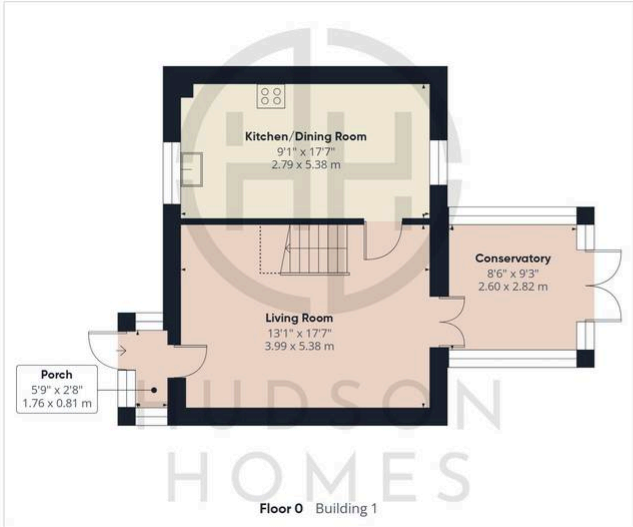
HUDSON
HOMES



55 Home Pasture, Peterborough

£250,000 Freehold

Offered for sale with no forward chain, enabling a smooth and potentially quicker purchase • Modern kitchen/dining room and bathroom, finished to a contemporary standard • uPVC conservatory, providing additional living space with plenty of natural light • Two double bedrooms and one single bedroom, offering flexible accommodation for families or guests • Replacement gas boiler, EPC rating C, and additional loft insulation, providing efficient heating and energy performance • Internal floor area approximately 818 sq ft, offering well-proportioned accommodation • Council tax band B £1700 per year • South-facing, fully enclosed rear garden, offering privacy and an excellent outdoor aspect and open plan front garden • Long sectional garage with workshop area and parking to the side and front of the property • Short walk to Werrington Centre and local schools, offering excellent convenience for families and everyday amenities • Approximately 4.9 miles to the train station and city centre, offering convenient access to transport links and amenities



Approximate total area⁽¹⁾
 1051 ft²
 97.6 m²

Reduced headroom
 13 ft²
 1.2 m²

(1) Excluding balconies and terraces

Reduced headroom
 ----- Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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