



86 Eastfield Road, Peterborough, Cambridgeshire PE1 4AX

£275,000



*** A BEAUTIFULLY PRESENTED HOME WITH FANTASTIC CHARACTER - CLOSE TO THE CITY CENTRE *** " With a generous amount of living space, this semi detached home is ideal for families. Featuring a porch, spacious hallway, living room, dining room, kitchen/breakfast, inner hall, downstairs shower room, lean to, 3 bedrooms with a very spacious en-suite/dressing area to bedroom one. There is also a driveway to the side of the property and a gate leading to the landscaped garden. Viewings essential. EPC Energy Rating - D/Council Tax Band - C".

ENTRANCE

2' 9" x 6' 9" (0.84m x 2.06m) (approx)
Door to front.

HALL

6' 5" x 12' 2" (1.96m x 3.71m) (approx)
Door to rear, two windows to side,
radiator and stairs to first floor.

LIVING ROOM

12' 2" x 12' 2"(min) (3.71m x 3.71m) 14'
5"(max) (4.39m) (approx) Window to front
and radiator.

DINING ROOM

11' 9" x 14' 7" (3.58m x 4.45m) (approx)
Window to side, cupboard and radiator.

KITCHEN / BREAKFAST ROOM

12' 7" x 14' 2" (3.84m x 4.32m) (approx)
Fitted with a range of base and eye level
units with work surfaces over, sink unit
with mixer tap, integrated double oven,
hob, space for a dishwasher, space for
undercounter fridge and cupboard. Two
windows to side.

INNER HALL

5' 8" x 7' 5" (1.73m x 2.26m) (approx)
Plumbing for a washing machine, space
for a fridge / freezer and cupboards.

LEAN TO

5' 3" x 5' 8" (1.60m x 1.73m) (approx)
Door to side, windows to rear and side.

SHOWER ROOM

7' 0" x 8' 7" (2.13m x 2.62m) (approx)
Fitted with a three piece suite comprising
low level W/C, wash hand basin, shower
and radiator. Window to side.

FIRST FLOOR LANDING

BEDROOM 1

12' 2" x 13' 7" (min) (3.71m x 4.14m) 14'
2"(max) (4.32m) (approx) Two windows
to side and radiator

DRESSING ROOM / ENSUITE

13' 4" x 13' 6" (4.06m x 4.11m) (approx)
Fitted with a three piece suite comprising
low level W/C , wash hand basin, bath
with shower over, radiator, cupboard with
window to side and boiler enclosed, loft
access. Window to side.

BEDROOM 2

9' 3" x 13' 3"(max) (2.82m x 4.04m)
(approx) Window to front and radiator.

BEDROOM 3

6' 8" x 15' 2" (2.03m x 4.62m) (approx)
Window to front, window to rear and
radiator.

OUTSIDE

The rear of the property is laid to lawn,
patio area and mature shrubs.

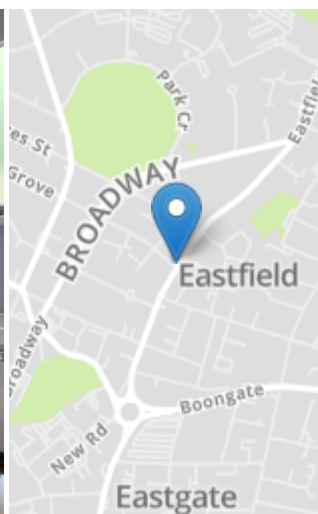
AGENT NOTES

The floorplan is for illustrative purposes
only. Fixtures and fittings do not represent
the current state of the property. Not to
scale and is meant as a guide only.

AGENT NOTES

All room are slightly angled.

we have also been advised that the
property is on a local list of Heritage
assets in Peterborough
full details held in branch.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
	64	82