

63 South View Road, Peterborough, PE4 6AG



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Capitol Lettors

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£185,000 Freehold

Capitol Lettors are excited to offer you this three bedroom terrace house being sold with no upward chain!

The property located in Walton offers, living room, hall, open plan kitchen/diner, family bathroom, three bedrooms, enclosed rear garden, enclosed front garden, uPVC double glazing throughout & Gas Central Heating.

Walton is a stones throw away from Brotherhoods Retails Park, shops & 2.5 miles away from Peterborough Train Station & Queens Gate Shopping Centre.



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## Living Room

3.63m x 3.60m (11' 11" x 11' 10") Approx uPVC door, uPVC window, radiator, bricked up chimney, TV & phone points, laminate flooring.

## Hall

Stairs to 1st floor, radiator, vinyl tiled flooring.

## Open Plan Kitchen/Diner

3.63m x 6.60m (11' 11" x 21' 8") Approx uPVC door, 2x uPVC windows, eye & base level units with complimentary worktop & tiled walls, stainless steel sink with draining board, free standing gas oven & hob, plumbing for washing machine, radiator, cupboard under stairs housing fuse board & electric meter, bricked up chimney, laminate flooring.

## Family Bathroom

2.20m x 2.88m (7' 3" x 9' 5") Approx 2x frosted uPVC windows, four piece bathroom suite comprising of low level WC, wash hand basin, paneled bath & separate shower cubical, radiator, white tiled splash back, vinyl tiled flooring.

## Stairs & Landing

Stairs with wooden handrail, brick chimney, original wooden flooring.

## Bedroom 1

3.63m x 3.60m (11' 11" x 11' 10") Approx uPVC window, radiator, cupboard housing loft hatch, shelf & hanging rail, brick fire place, original wooden flooring.

## Bedroom 2

3.67m x 2.43m (12' 0" x 8' 0") Approx uPVC window, radiator, laminate flooring.

## Bedroom 3

2.20m x 2.82m (7' 3" x 9' 3") Approx uPVC window, Ideal Combi Boiler, radiator, laminate flooring.

## Outside - Front

Enclosed by brick wall & wooden picket gate, concrete path to front door, raised planting bed.

## Outside - Rear

Enclosed by fence panels, mainly laid to lawn, concrete path to bottom of garden, access to side path for bins (neighbour has right of way across your garden).

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This plan is for illustration purposes only and may not be representative of the property. Plan may not be to scale. Plan produced using PlanUp.

Southview Road

