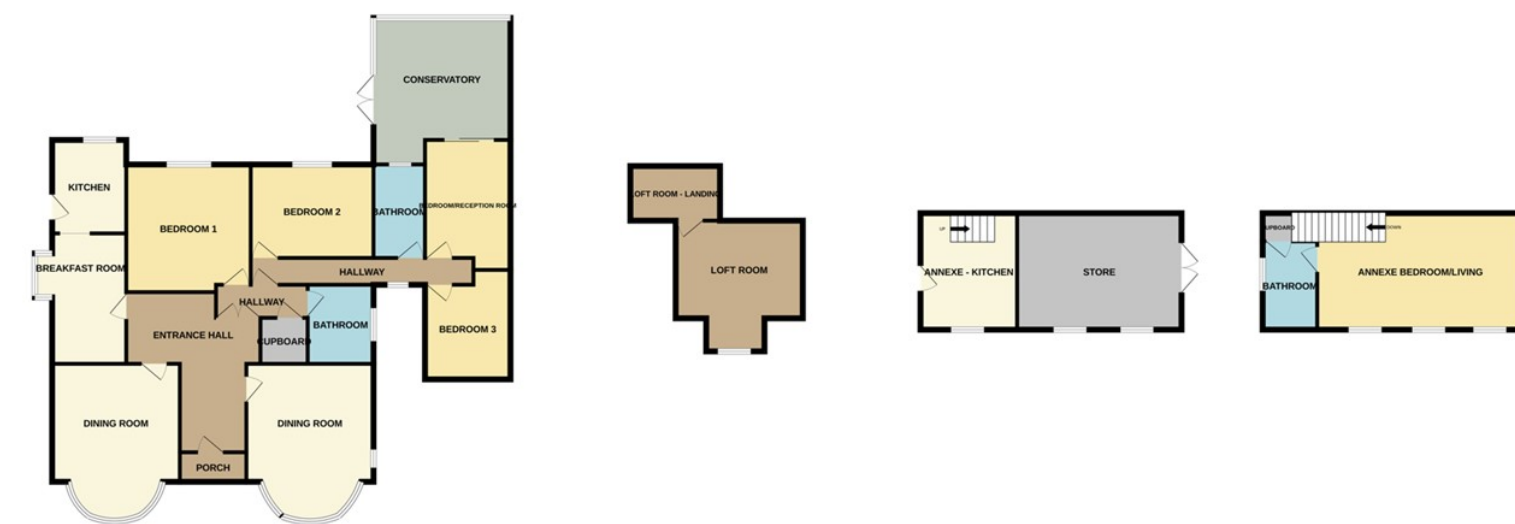




231 Park Road, Peterborough PE1 2UL

£450,000



*** ONE BEDROOM ANNEXE WITH KITCHEN, BATHROOM AND BEDROOM *** " With stacks of character including stained glass windows, high ceilings and bay windows, this unique bungalow is a pure gem. Located on the popular street of Park Road, this home is close to central park, the city centre and schools. The home itself features a loft room, entrance hall, living room, dining room, breakfast room, kitchen, 2 storey annexe with kitchen, bathroom and bedroom, 3/4 further bedrooms, 2 bathrooms and a conservatory. There is also gates round the back of the property for parking. EPC Energy Rating - D/Council Tax Band - E ".

ENTRANCE HALL

Door to front and radiator. Folding loft ladder to loft room.

DINING ROOM

12' 9" (3.89m) x 15' 2"(into bay) (4.62m) 11' 9" (min) (3.58m) (approx) Bay window to front and radiator.

LIVING ROOM

15' 2"(into bay) (4.62m) 11' 8"(min) x 12' 9" (3.56m x 3.89m) (approx) Bay window to front and radiator.

KITCHEN

7' 6" x 9' 4" (2.29m x 2.84m) (approx) Fitted with a range of base and eye level units with work surfaces over, sink unit with mixer tap over, integrated double oven, hob, integrated dishwasher, wall mounted boiler and space for a fridge/ freezer. Door to side and window to rear.

BREAKFAST AREA

7' 5" (2.26m) 9' 1"(into bay) x 13' 0" 2.77m x 3.96m) (approx) Fitted with base units with work surfaces over. Bay window to side.

HALL

3' 4" x 8' 5" (1.02m x 2.57m) (approx) Cupboard.

BEDROOM 1

12' 5" x 12' 9" (3.78m x 3.89m) (approx) Window to rear and radiator.

BATHROOM

6' 1" x 7' 7" (1.85m x 2.31m) (approx) Fitted with a three piece suite comprising low level W/C, wash hand basin, bath and radiator. Window to side.

HALL

2' 8" x 21' 9" (0.81m x 6.63m) (approx) Window to front and radiator.

BEDROOM 2

9' 6" x 12' 4" (2.90m x 3.76m) (approx) Window to rear and radiator.

SHOWER ROOM

5' 2" x 8' 3" (1.57m x 2.51m) (approx) Fitted with a three piece suite comprising low level W/C, wash hand basin, shower cubicle and heated towel rail. Window to rear.

BEDROOM 3

9' 5" (2.87m) 11' 8" (max) x 8' 6" (3.56m x 2.59m) (approx) (L - Shape) Window to front and radiator.

RECEPTION ROOM/ BEDROOM

12' 1" (max)x 8' 6" (3.68m x 2.59m) (approx) Fitted with a range of base units with work surfaces over, sink unit, plumbing for a washing machine and sliding door to :-

CONSERVATORY

12' 5" (min) (3.78m) 15' 1"(max) x 14' 1" (4.60m x 4.29m) (approx) Windows to rear and side, French doors to side.

LOFT ROOM - LANDING

9' 4" x 5' 5" (2.84m x 1.65m) APPROX.

LOFT ROOM

13' 3" (into bay) 9'9" (MIN) x 12' 8" (4.04m x 3.86m) APPROX. Window to front and radiator.

ANNEXE - GROUND FLOOR

9' 8" x 10' 9" (2.95m x 3.28m) (approx) Window to front, door to side, fitted with a range of base units with work surfaces over, sink unit with mixer tap, space for a cooker, plumbing for washing machine, stairs to:-

ANNEXE - BEDROOM

11' 2" x 20' 7" (3.40m x 6.27m) (approx) Three windows to front, window to side and loft access.

ANNEXE - SHOWER ROOM

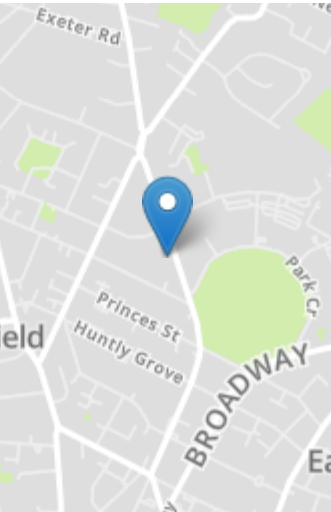
5' 5" x 7' 8" (1.65m x 2.34m) (approx) Fitted with a three piece suite comprising low level W/C , wash hand basin, bath with shower over and cupboard with hot water tank. Window to side.

OUTSIDE

There is gates round the back of the property leading to parking.

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.



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		
		79
	59	