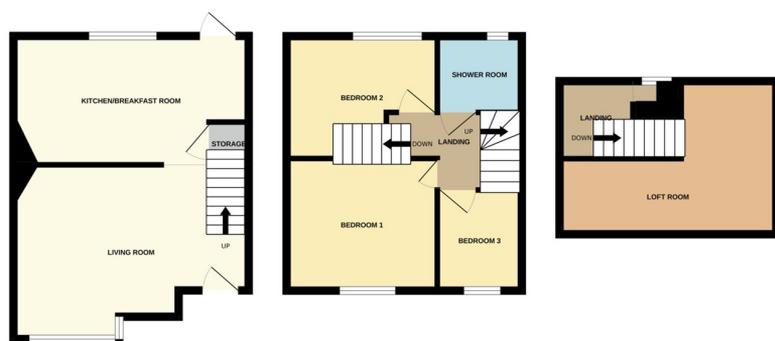




44 Croyland Road, Walton, Peterborough, Cambridgeshire PE4 6HG £250,000



*** RENOVATED THROUGHOUT! *** " With a refitted kitchen, refitted bathroom, brand new carpets and flooring, new loft room and MORE! This 3/4 bedroom terraced home is perfect for first time buyers or families alike. On the ground floor, you will find ample parking to the front of the property, a living room, kitchen/breakfast, a garden sectioned into two for a cosy relaxing vibe at the bottom of the garden, and a separate decking/lawn area at the top. On the first floor, there are 3 bedrooms and a modern shower room. And last by no means least, the loft room on the 2nd floor with its own Velux window. Viewings are essential to appreciate the space and condition this home offers - it really is immaculate! Council Tax Band - A / EPC Energy Rating - C "

LIVING ROOM

7' 5" (min) (2.26m) 16' 6" (max) x 8' 4" (min) (5.03m x 2.54m) 12' 4" (max) (3.76m) (approx) Door to front, window to front, radiator and stairs to first floor.

KITCHEN / BREAKFAST

5' 1" (min) (1.55m) 9' 1" (max) x 16' 6" (max) (2.77m x 5.03m) (approx) Fitted with a range of base and eye level units with work surfaces over, sink unit with mixer tap, integrated hob and oven, space for freestanding fridge / freezer, space for washing machine, breakfast bar, wall mounted boiler and understairs cupboard. Window to rear, door to rear and radiator.

FIRST FLOOR LANDING

Stairs to second floor.

BEDROOM ONE

10' 0" x 9' 9" (3.05m x 2.97m) (approx) Window to front.

BEDROOM TWO

9' 9" (min) (2.97m) 10' 4" (max) x 5' 6" (min) (3.15m x 1.68m) 9' 1" (max) (2.77m) (approx) Window to rear and radiator.

BEDROOM THREE

7' 6" x 6' 4" (2.29m x 1.93m) (approx) Window to front.

SHOWER ROOM

6' 1" x 5' 2" (1.85m x 1.57m) (approx) Fitted with a three piece suite comprising low level W/C, wash hand basin and shower. Window to rear and heated towel rail.

LOFT ROOM

6' 9" (min) (2.06m) 15' 2" (max) x 6' 8" (min) (4.62m x 2.03m) 10' 9" (max) (3.28m) (approx) Velux window and two radiators.

OUTSIDE

The front of the property is mainly gravelled, providing ample parking and an EV charger.

The rear garden is split up into two sections. The top end features decking and grass, and the bottom end of the garden has been made into a decking area - perfect for a cosy summer evening!

AGENT NOTES

The vendor has advised us the boiler was installed in 2024. There is HIVE heating.

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.

