



26 Framlingham Road, Park Farm PE2 8UG

£240,000



***** NO ONWARD CHAIN ***** " This three bedroom semi detached home is located in a sought after cul de sac in Park Farm. It is conveniently located near to the local primary school, a park and is fantastic for walks with the family/the dogs. The home itself features a driveway leading to the single garage, an entrance, cloakroom, living room, kitchen/breakfast, 3 bedrooms and bathroom. Viewings are highly recommended EPC Energy Rating - D/ Council Tax Band - C "

ENTRANCE

2' 6" x 5' 9" (0.76m x 1.75m) (approx) Door to front, window to side and radiator.

CLOAKROOM

2' 6" x 5' 9" (0.76m x 1.75m) (approx) Fitted with a two piece suite comprising low level W/C, wash hand basin and radiator. Window to front.

LOUNGE

14' 6" x 15' 7"(max) (4.42m x 4.75m) (approx) Window to front, two radiators and stairs to first floor.

KITCHEN / BREAKFAST ROOM

8' 2" x 14' 5" (2.49m x 4.39m) (approx) Fitted with a range of base and eye level units with work surfaces over, stainless steel sink unit with mixer tap over, plumbing and space for a washing machine, integrated oven, gas hob, breakfast bar and space for a fridge/ freezer. French doors to rear, UPVC double glazed window to rear.

FIRST FLOOR LANDING

UPVC window to side and loft access.

BEDROOM 1

8' 4" x 13' 1" (2.54m x 3.99m) (approx) UPVC double glazed window to front and radiator.

BEDROOM 2

8' 4" (max) x 10' 7" (2.54m x 3.23m) (approx) UPVC double glazed window to rear.

BEDROOM 3

5' 9" (1.75m) x 10' 1" (min) (approx) (L- Shape) UPVC double glazed window to front, cupboard and radiator.

BATHROOM

5' 5" x 6' 1" (1.65m x 1.85m) (approx) Fitted with a three piece suite comprising low level W/C, wash hand basin, bath with shower over and radiator. UPVC double glazed window to rear.

GARAGE

8' 6" x 17' 0" (2.59m x 5.18m) (approx) Up and over door to front.

OUTSIDE

The rear of the property has fencing, laid to lawn and a patio area,

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.

