



Rookery Place, Fenstanton PE28 9LZ

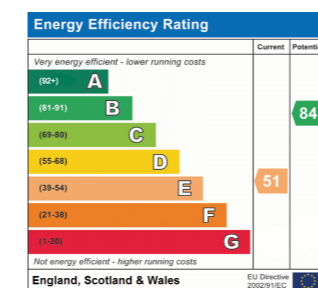
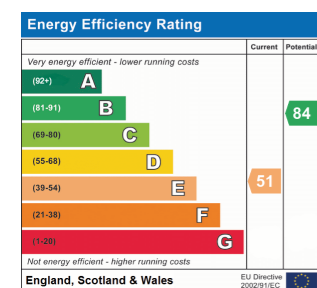
Rookery Place, Fenstanton PE28 9LZ

£270,000

- Realistically Priced Family Home
- Three Bedrooms
- Large Living Room
- Garage And Parking
- Walking Distance To Village Primary School
- Easy Access To Cambridge And St Ives
- Enclosed Rear Garden
- No Forward Chain
- In Need of Modernisation and Updating

£270,000

- Realistically Priced Family Home
- Three Bedrooms
- Large Living Room
- Garage And Parking
- Walking Distance To Village Primary School
- Easy Access To Cambridge And St Ives
- Enclosed Rear Garden
- No Forward Chain
- In Need of Modernisation and Updating



UPVC Double Glazed Door To

Entrance Hall

Stairs to first floor, coving to ceiling, radiator, dado rail.

Living Room

17' 6" x 14' 4" (5.33m x 4.37m)

Double glazed window to front aspect, coving to ceiling, radiator, dado rail.

Dining Room

8' 4" x 8' 0" (2.54m x 2.44m)

Coving to ceiling, radiator, under stairs storage cupboard with shelving, floor mounted gas central heating boiler, archway to

Kitchen

9' 5" x 9' 1" (2.87m x 2.77m)

Double glazed window to side and double glazed French doors to rear aspect, coving to ceiling, fitted in a range of base, drawer and wall mounted units with complementing work surfaces and tiling, stainless steel single drainer sink unit, spaces and plumbing for washing machine and dishwasher, space for fridge.

Family Bathroom

Window to side aspect, fitted in a three piece suite comprising low level WC, wash hand basin, panel bath with mixer tap shower attachment over, tiled surrounds, radiator, coving to ceiling.

First Floor Landing

Access to loft space, coving to ceiling, radiator.

Bedroom 1

14' 5" x 12' 0" (4.39m x 3.66m)

Double glazed window to front aspect, radiator, airing cupboard housing water cylinder and shelving.

Bedroom 2

13' 9" x 9' 2" (4.19m x 2.79m)

Double glazed window to rear aspect, coving to ceiling, radiator.

Bedroom 3

11' 4" x 7' 8" (3.45m x 2.34m)

Window to side aspect, coving to ceiling, radiator, over stairs cupboard.

Outside

The front garden is laid to lawn with a mature tree and shrubs. There is a block paved driveway providing off road parking for three to four vehicles leading to the **Detached Single Garage** with up and over door. Gated access leads to the rear garden with patio area, raised beds with shrubs, lean to shed and steps up to an area of lawn, outside tap and enclosed by panel fencing.

Tenure

Freehold

Council Tax Band - C

UPVC Double Glazed Door To

Entrance Hall

Stairs to first floor, coving to ceiling, radiator, dado rail.

Living Room

17' 6" x 14' 4" (5.33m x 4.37m)

Double glazed window to front aspect, coving to ceiling, radiator, dado rail.

Dining Room

8' 4" x 8' 0" (2.54m x 2.44m)

Coving to ceiling, radiator, under stairs storage cupboard with shelving, floor mounted gas central heating boiler, archway to

Kitchen

9' 5" x 9' 1" (2.87m x 2.77m)

Double glazed window to side and double glazed French doors to rear aspect, coving to ceiling, fitted in a range of base, drawer and wall mounted units with complementing work surfaces and tiling, stainless steel single drainer sink unit, spaces and plumbing for washing machine and dishwasher, space for fridge.

Family Bathroom

Window to side aspect, fitted in a three piece suite comprising low level WC, wash hand basin, panel bath with mixer tap shower attachment over, tiled surrounds, radiator, coving to ceiling.

First Floor Landing

Access to loft space, coving to ceiling, radiator.

Bedroom 1

14' 5" x 12' 0" (4.39m x 3.66m)

Double glazed window to front aspect, radiator, airing cupboard housing water cylinder and shelving.

Bedroom 2

13' 9" x 9' 2" (4.19m x 2.79m)

Double glazed window to rear aspect, coving to ceiling, radiator.

Bedroom 3

11' 4" x 7' 8" (3.45m x 2.34m)

Window to side aspect, coving to ceiling, radiator, over stairs cupboard.

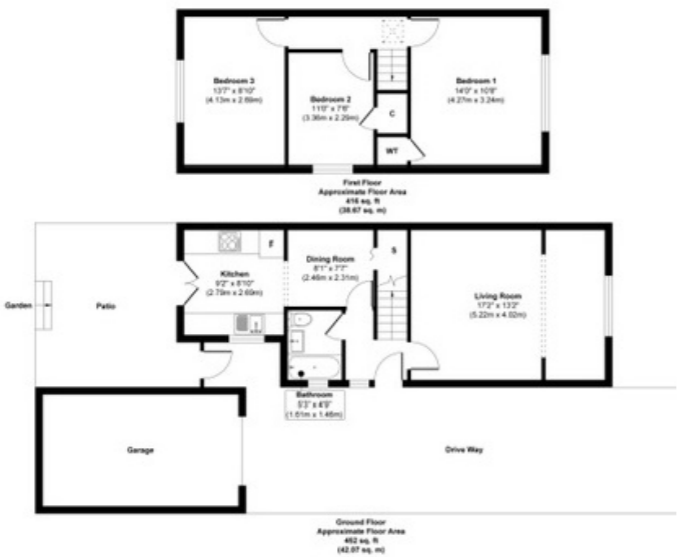
Outside

The front garden is laid to lawn with a mature tree and shrubs. There is a block paved driveway providing off road parking for three to four vehicles leading to the **Detached Single Garage** with up and over door. Gated access leads to the rear garden with patio area, raised beds with shrubs, lean to shed and steps up to an area of lawn, outside tap and enclosed by panel fencing.

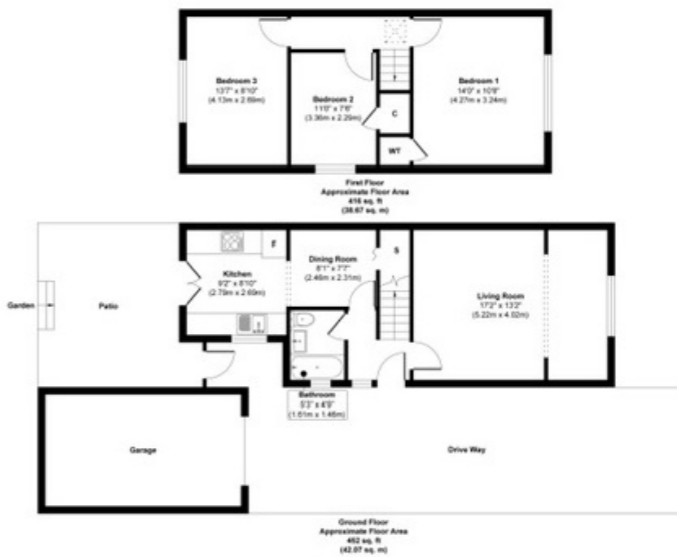
Tenure

Freehold

Council Tax Band - C



Approx. Gross Internal Floor Area 868 sq. ft / 80.74 sq. m
 Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant.



Approx. Gross Internal Floor Area 868 sq. ft / 80.74 sq. m
 Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant.

Huntingdon 60 High Street Huntingdon 01480 414800	Kimbolton 24 High Street Kimbolton 01480 860400	St Neots 32 Market Square St. Neots 01480 406400	Mayfair Office Cashel House 15 Thayer St, London 0870 1127099
---	---	--	---

Peter Lane & Partners, for themselves as agents for the Vendors or Lessors of this property give notice that these particulars are produced in good faith and are to act purely as a guide to the property and therefore do not constitute any part of any contract. Peter Lane & Partners or any employee therefore do not have the authority to make or give any warranties, guarantees or representation whatsoever in relation to this property.

Huntingdon 60 High Street Huntingdon 01480 414800	Kimbolton 24 High Street Kimbolton 01480 860400	St Neots 32 Market Square St. Neots 01480 406400	Mayfair Office Cashel House 15 Thayer St, London 0870 1127099
---	---	--	---

Peter Lane & Partners, for themselves as agents for the Vendors or Lessors of this property give notice that these particulars are produced in good faith and are to act purely as a guide to the property and therefore do not constitute any part of any contract. Peter Lane & Partners or any employee therefore do not have the authority to make or give any warranties, guarantees or representation whatsoever in relation to this property.