



**20 Enfield Gardens, Peterborough PE3 9RP**

**£315,000**



\*\*\* BEAUTIFULLY PRESENTED HOME IN NETHERTON \*\*\* " Within close proximity to Jack Hunt School, and the City Hospital, this 3 bedroom semi detached home is both well connected and well presented throughout. Featuring a garage and parking at the back of the property, a generous rear garden, entrance hall, living room, dining room, kitchen, WC/Utility area, 3 bedrooms and bathroom. Viewings are essential. EPC Energy Rating - D/ Council Tax Band - C ".





## ENTRANCE

Door to front, radiator, stairs to first floor and window to side.

## KITCHEN

8' 9" (min) x 8' 8" (2.67m x 2.64m) (approx) Fitted with base units with work surfaces over, stainless steel sink with mixer tap, induction hob , oven, space for undercounter dishwasher, space for freestanding fridge / freezer and storage area. Door to side and window to rear.

## LIVING ROOM

12' 2" x 15' 1" (3.71m x 4.60m) (approx) Radiator and window to front, built in bookcase. Open into:

## DINING ROOM

9' 4" x 8' 9" (2.84m x 2.67m) (approx) French doors to rear.

## W/C / UTILITY AREA

7' 0" x 6' 3" (2.13m x 1.91m) (approx) Low level W/C, wash hand basin, space for washing machine, Window to front and side.

## FIRST FLOOR

Cupboard ( with boiler enclosed), access to loft and window to side.

## BEDROOM ONE

9' 9" (min) (2.97m) 11' 3" (max) x 9' 6" (min) (3.43m x 2.90m) 11' 9" (max) (3.58m) (approx) Built in wardrobe, radiator and window to front.

## BEDROOM TWO

8' 7" (min) (2.62m) 9' 2" (max) x 11' 3" (2.79m x 3.43m) (approx) Radiator and window to rear.

## BEDROOM THREE

6' 3" x 8' 1" (1.91m x 2.46m) (approx) Radiator and window to front.

## BATHROOM

5' 4" x 6' 6" (1.63m x 1.98m) (approx) Fitted with a three piece suite comprising low level W/C, wash hand basin and bath with shower over. Heated towel rail and window to rear.

## OUTSIDE

There is parking to the rear of the property in front of the garage. The rear garden has fencing laid to lawn, seating area with cover, borders with mature shrubs.

## GARAGE

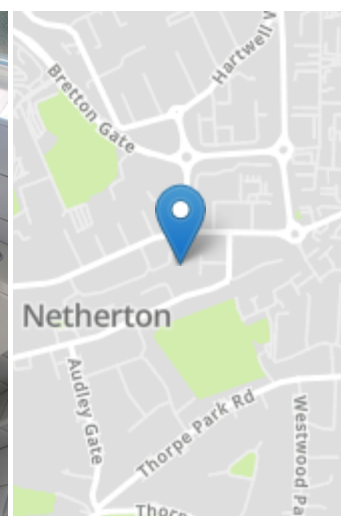
16' 2" x 8' 1" (4.93m x 2.46m) (approx)

## 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.

## AGENT NOTES

The vendor has advised us that the boiler is new (2024) windows are triple glazed.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales	67	80
EU Directive 2002/91/EC		