



71 Sheepwalk, Peterborough PE4 7BJ

£185,000



*** NO ONWARD CHAIN *** " Featuring 3 bedrooms, study, lounge, kitchen/diner, 2 toilets and a bathroom, this mid terrace property is a fantastic family home or investment. There is also communal parking at the front. The property is located in the desirable area of Paston, close to local amenities, schools, and transport link. EPC Energy Rating - C/ Council Tax Band - A".

ENTRANCE

Door to side, storage cupboard and stairs to first floor.

CLOAKROOM

5' 7" x 3' 6" (1.70m x 1.07m) (approx) Fitted with a two piece suite comprising low level W/C and wash hand basin.

STUDY

7' 3" x 7' 0" (2.21m x 2.13m) (approx) Window to front.

LOUNGE

13' 4" x 13' 3" (4.06m x 4.04m) (approx) Window to rear and radiator.

KITCHEN / DINER

19' 4" x 9' 8" (min) (5.89m x 2.95m) (approx) Fitted with a range of base and eye level units with work surfaces over, stainless steel sink with mixer tap, integrated oven, gas hob, plumbing for a washing machine, space for a dryer, space for a fridge/ freezer and two radiators. UPVC double glazed window to rear and sliding doors to rear.

FIRST FLOOR LANDING

Two cupboards.

BEDROOM 1

13' 5" x 9' 5" (4.09m x 2.87m) (approx) Window to rear and radiator.

BEDROOM 2

11' 4" (min) (3.45m) 13' 6" (max) x 8' 2" (4.11m x 2.49m) (approx) Window to rear and radiator.

BEDROOM 3

(4.09m x 1.63m) (approx) Window to rear and radiator.

BATHROOM

7' 7" x 4' 9" (2.31m x 1.45m) (approx) Fitted with a two piece suite comprising wash hand basin, bath with shower over and radiator. Window to front.

WC

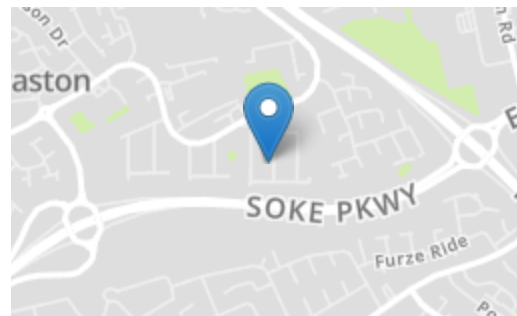
4' 7" x 2' 7" (1.40m x 0.79m) (approx) Fitted with a low level W/C.

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.



Energy Efficiency Rating		
Very energy efficient - lower running costs	Current	Potential
(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		EU Directive 2002/91/EC

