



407 Fulbridge Road, Peterborough PE4 6SE

£270,000



***** FANTASTIC POTENTIAL ***** " A great opportunity has arisen to purchase this three bedroom family home located on Fulbridge Road, Werrington. Sold with no onward chain, the home features a generous front garden/driveway, entrance hall, 2 reception rooms, conservatory, kitchen, 3 bedrooms, bathroom and garden. Viewings are highly recommended. EPC Energy Rating - D/ Council Tax Band - C

ENTRANCE HALL

Door to front, radiator and stairs to first floor.

LIVING ROOM

10' 9"(min) (3.28m) 12' 5"(max) x 11' 9" 3.78m x 3.58m) (approx)
Window to front and radiator.

DINING ROOM

11' 0" x 11' 8" (3.35m x 3.56m) (approx) Door to:-

CONSERVATORY

10' 6" x 11' 3" (3.20m x 3.43m) (approx) Door to side and windows to rear.

KITCHEN

7' 3" x 17' 8" (2.21m x 5.38m) (approx) Fitted with a range of base units with work surface over, stainless steel sink with mixer tap, plumbing for a washing machine, space for a fridge / freezer and wall mounted boiler (boiler not working) Window to side, window to rear and door to side.

FIRST FLOOR LANDING

Loft access and window to side.

BEDROOM 1

11' 0" x 12' 4" (3.35m x 3.76m) (approx) Window to front and radiator.

BEDROOM 2

10' 4" x 11' 1"(into wardrobe) (3.15m x 3.38m) (approx) Window to rear and built in wardrobes.

BEDROOM 3

7' 5" x 9' 5"(max) (2.26m x 2.87m) (approx) Window to front and radiator.

BATHROOM

6' 0" x 7' 4" (1.83m x 2.24m) (approx) Fitted with a three piece suite comprising low level W/C, wash hand basin, bath , cupboard and radiator. Window to side.

OUTSIDE

The front of the property is mainly laid to lawn with long driveway leading to garage. The rear of the property is mainly laid to lawn.

GARAGE

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

Please be advised the boiler is currently not working and will need to be fixed / replaced by the buyer.

