



**19 Summerfield Road, Peterborough PE1 2JD**

**£230,000**



\*\*\* POTENTIAL TO EXTEND STP \*\*\* " Fancy a home with fantastic potential? This three bedroom semi-detached home benefits from no onward chain and has the potential to extend subject to planning. It will allow your creative freedom to run wild with the property also needing to be refurbished. Inside, the home briefly comprises of an entrance hall, lounge, dining room, kitchen, cloakroom, 3 bedrooms, WC and bathroom. To the exterior, there is a off road parking, garage and a good sized garden. EPC Energy Rating - D/Council Tax Band - B".

### PORCH

Door to front, door to:-

### ENTRANCE HALL

Door to front, understairs cupboard with window to side and stairs to first floor.

### LOUNGE

13' 9" x 11' 9" (4.19m x 3.58m) (max) (into bay) (approx) UPVC double glazed window to front and radiator.

### DINING ROOM

12' 0" x 10' 8" (3.66m x 3.25m) (max) (approx) Two UPVC double glazed windows to rear, door to rear and radiator.

### KITCHEN

12' 0" x 6' 9" (3.66m x 2.06m) (approx) Fitted with a range of base and eye level units with work surfaces over, stainless steel sink unit with mixer tap, plumbing for a washing machine, space for a cooker, space for a fridge/ freezer and radiator. Two windows to side, sliding door to:-

### INNER HALL

Door to rear.

### CLOAKROOM

3' 3" x 3' 2" (0.99m x 0.97m) (approx) Fitted with a two piece suite comprising low level W/C, pedestal wash hand basin and radiator. Window to side.

### FIRST FLOOR LANDING

Window to side.

### BEDROOM 1

14' 3" x 11' 9" (4.34m x 3.58m) (max) 11' 0" (3.35m) (min) (approx) UPVC double glazed bay window to front and radiator.

### BEDROOM 2

11' 9" x 10' 9" (3.58m x 3.28m) (max) (approx) UPVC double glazed window to rear and radiator.

### BEDROOM 3

7' 4" x 7' 0" (2.24m x 2.13m) (approx) UPVC double glazed window to front and radiator.

### WC

4' 1" x 2' 4" (1.24m x 0.71m) (approx) Fitted with a low level W/C, UPVC double glazed window to side.

### BATHROOM

6' 8" x 5' 5" (2.03m x 1.65m) (approx) Fitted with a two piece suite comprising pedestal wash hand basin, bath, cupboard with boiler enclosed, and loft access. UPVC double glazed window to rear.

### OUTSIDE

The front of the property has mature shrubs, gated access leading to a single garage. The rear of the property has fencing, mature shrubs and paved patio pathway.

### GARAGE

A single 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.

