



28 Padholme Road, Peterborough PE1 5EE

£220,000



*** UNIQUE AND SPACIOUS PROPERTY CLOSE TO THE CITY CENTRE *** " Featuring spacious living, this unique home briefly comprises of an entrance hall, 2 reception rooms, cellar under the stairs, kitchen/diner, 3 bedrooms, bathroom, balcony type area off landing, courtyard and garden. Outside also has a courtyard, a garden and there is permit parking to the front. Viewings are highly recommended to appreciate the potential this home offers. EPC Energy Rating - C/Council Tax Band - B".

ENTRANCE HALL

14' 6" x 3' 8" (4.42m x 1.12m) (approx) Door to front, radiator and stairs to first floor.

RECEPTION 1

13' 2" x 11' 0" (4.01m x 3.35m) (approx) UPVC double glazed window to front and radiator.

HALLWAY

Cellar access.

KITCHEN / DINER

18' 0" x 11' 1" (5.49m x 3.38m) (approx) Fitted with a range of base and eye level units with work surfaces over, sink unit with mixer tap. space for a cooker, plumbing for a washing machine, space for a fridge/freezer and space for a dishwasher, radiator. Two UPVC double glazed windows to rear and door to rear.

LOUNGE

16' 5" (max) x 11' 0" (5.00m x 3.35m) (approx) Window to front and radiator.

CLOAKROOM

4' 8" x 2' 7" (1.42m x 0.79m) (approx) Fitted with a two piece suite comprising low level W/C and wash hand basin.

FIRST FLOOR LANDING

Door to side access to sun terrace.

BEDROOM 1

11' 1"(max) (3.38m) 8' 4" (min) x 17' 2" (2.54m x 5.23m) (approx) UPVC double glazed window to front, built in wardrobe and radiator.

BEDROOM 2

11' 0" x 7' 9" (3.35m x 2.36m) (not including wardrobe) (approx) Window to front, built in wardrobe and radiator.

BEDROOM 3

8' 3"(max) (2.51m) 7' 2" (min) x 11' 0" (2.18m x 3.35m)(approx) Window to front.

BATHROOM

11' 0" x 7' 3" (3.35m x 2.21m) (approx) Fitted with a three piece suite comprising low level W/C, wash hand basin and cupboard, bath with shower over and radiator. Window to rear.

OUTSIDE

The rear of the property is laid to lawn, paved patio area and mature shrubs.

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 he owns the solar panels. Full details held in branch.

