



94 Churchfield Road, Walton, Peterborough, Cambridgeshire PE4 6HE£200,000



*** 2 RECEPTION ROOMS *** " Benefitting from no onward chain, this 3 bedroom semi detached property is conveniently located close to schools, Brotherhood Retail Park and bus routes. The home itself features an entrance, 2 reception rooms, kitchen, lean to, WC, 3 bedrooms, bathroom and garden. Viewings are highly recommended, this home is a blank canvas ready for you to put your own stamp on it! EPC Currently Unavailable/ Council Tax Band".

ENTRANCE

Door to side and stairs to first floor.

KITCHEN

16' 0"(max) 10' 5"(min) (4.88m x 3.17m) 8' 4" (2.54m) (approx) Fitted with a range of base and eye level units with work surfaces over, sink with mixer tap, window to side, door to side and door to rear.

CLOAKROOM

2' 6" x 4' 6" (0.76m x 1.37m) (approx)

DINING ROOM

10' 4"(min) 11' 9" (max) (3.15m x 3.58m) x 11' 9" (3.58m)(approx) Window to rear, window to side, built in cupboard, understairs cupboard and radiator.

LIVING ROOM

12' 0" (max) x 11' 9"(min) (3.66m x 3.58m) 14' 5"(into bay) (4.39m) (approx) UPVC double glazed bay window to front and radiator.

FIRST FLOOR LANDING

Radiator.

BEDROOM 1

11' 9" x 12' 0"(max) (3.58m x 3.66m) (approx) UPVC double glazed window to front, cupboard and radiator.

BEDROOM 2

Window to rear, window to side, tow cupboards (one has hot water tank) radiator.

BEDROOM 3

7' 9" x 8' 5" (2.36m x 2.57m) (approx) Window to rear and radiator.

BATHROOM

5' 3" x 7' 4" (1.60m x 2.24m) (approx) Fitted with a three piece suite comprising low level W/C, wash hand basin, bath with shower over and radiator. Window to side.

OUTSIDE

The rear of the property has fencing, laid to lawn.

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.

