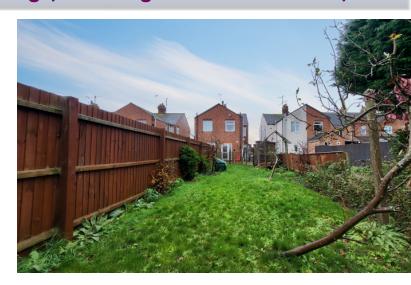




94 Churchfield Road, Walton, Peterborough, Cambridgeshire PE4 6HE£200,000





\*\*\* 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".



# 'Making your move easier'

#### **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"  $\times$  7' 4" (1.60m  $\times$  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.

