

**14 Helmsley Court, Park Farm, Cambridgeshire PE2 8XH****£190,000**

*** Guide price of £190,000 - £200,000*** Ideal first-time buyer home awaits! Featuring a modern kitchen/diner that has a sliding door to the rear garden, spacious living room, 2 double bedrooms, 4 piece bathroom, low maintenance rear garden and driveway. This turn-key property is ready to view now! Council Tax Band - B / EPC Currently Unavailable. "

ENTRANCE

Door to front and stairs to first floor.

LIVING ROOM

8' 8" (min) (2.64m) 12' 6" (max) x 14' 7" (3.81m x 4.45m)
 (approx) Window to front and radiator.

KITCHEN / DINER

8' 0" x 12' 6" (2.44m x 3.81m) (approx) Fitted with a range of base and eye level units with work surfaces over, stainless steel sink with mixer tap, integrated hob and oven, integrated dishwasher, space for undercounter washing machine, space for freestanding fridge / freezer and radiator. Window to rear and sliding door to rear.

FIRST FLOOR LANDING

Access to loft and radiator.

BEDROOM ONE

7' 7" x 12' 4" (2.31m x 3.76m) (approx) Window to rear, radiator and built in wardrobe.

BEDROOM TWO

9' 4" (min) (2.84m) 12' 5" (max) x 7' 7" (min) (3.78m x 2.31m) 9' 0" (max) (2.74m) (approx) Window to front, overstairs cupboard and radiator.

BATHROOM

6' 5" x 6' 9" (1.96m x 2.06m) (approx) Fitted with a four piece suite comprising low level W/C, wash hand basin, bath and shower cubicle. Radiator.

OUTSIDE

To the front there is a driveway. The rear of the property is low maintenance.

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.

