



106 Gostwick, Peterborough, Cambridgeshire PE2 5XG

£220,000



\*\*\* OFFERS IN EXCESS OF £220,000 ARE INVITED FOR THIS 4 BEDROOM PROPERTY WITH , 2 RECEPTION ROOMS AND A UTILITY!  
 \*\*\* " Located in a cul de sac location, this 4 bedroom staggered terrace home is ideal for families or investors. Featuring an entrance hall, cloakroom, 2 reception rooms, kitchen/breakfast, utility, 4 bedrooms and a bathroom. The location of the property is within close proximity for access to the A1, alongside many local amenities and the business parks. EPC Energy Rating C/ Council Tax Band - B".



**ENTRANCE**

Door to side and radiator.

**CLOAKROOM**

5' 5" x 2' 4" (1.65m x 0.71m) (approx). Window to front. Fitted with a two piece suite comprising low level W/C, wash hand basin.

**DINING ROOM**

12' 2" x 10' 4" (3.71m x 3.15m) (approx). Window to front, radiator and under stairs cupboard.

**KITCHEN**

12' 0" x 7' 5" (3.66m x 2.26m) (approx). Fitted with a range of base and eye level units with work surfaces over, stainless steel sink unit with mixer tap, space for freestanding fridge/freezer, space for undercounter dishwasher, space for cooker and window to front.

**UTILITY ROOM**

Fitted with a range of base and eye level units with work surfaces over, stainless steel sink unit, space for undercounter washing machine, tumble dryer and freezer, window to rear, door to rear and wall mounted boiler.

**LIVING ROOM**

14' 4" x 11' 1" (4.37m x 3.38m) (approx) Window to rear and door to rear.

**1ST FLOOR LANDING**

Window to front, airing cupboard and loft access.

**BEDROOM 1**

14' 3" x 8' 1" (4.34m x 2.46m) (approx) Window to rear and radiator.

**BEDROOM 2**

11' 0" x 9' 0" (3.35m x 2.74m) (approx) Window to front and radiator.

**BEDROOM 3**

11' 5" x 6' 2" (3.48m x 1.88m) (approx) Window to rear and radiator.

**BEDROOM 4**

11' 2" x 6' 6" (3.40m x 1.98m) (approx) Window to rear and radiator.

**BATHROOM**

8' 9" x 6' 5" (2.67m x 1.96m) (approx) Fitted with a three piece suite comprising low level W/C, wash hand basin, bath with shower over and radiator. Window to front.

**OUTSIDE**

The front of the property has allocated parking. The rear of the property has fencing gated rear access and large galvanised metal storage shed.

**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.

