



21 Rolleston Garth, Peterborough PE1 4TB

£195,000



*** OVER LOOKING GREEN SPACE *** " Immaculately presented throughout and benefiting from a new boiler, windows and flooring, just to name a few things, this 3 bedroom home is a fantastic property close to local amenities and schools. Featuring an entrance hall, kitchen/breakfast, living room, 3 bedrooms, bathroom and a garden. There is also communal parking. EPC Energy Rating - C / Council Tax Band - A".

ENTRANCE

Door to side and stairs to first floor.

KITCHEN / BREAKFAST ROOM

17' 7" x 7' 4" (5.36m x 2.24m) (approx) Fitted with a range of base and eye level units with work surfaces over, sink unit with mixer tap, space for a cooker, space for a fridge / freezer, plumbing for a washing machine and cupboard. UPVC double glazed windows to side and rear. Door to rear.

LOUNGE

13' 2" x 11' 4" (4.01m x 3.45m) (approx) UPVC double glazed window to rear and radiator.

FIRST FLOOR LANDING

Loft access and overstairs cupboard with boiler enclosed.

BEDROOM 1

13' 6" x 8' 9" (4.11m x 2.67m) (approx) UPVC double glazed window to rear and radiator.

BEDROOM 2

10' 0"(min) (3.05m) 11' 6"(max) x 7' 5" (3.51m x 2.26m) (approx) UPVC double glazed window to rear and radiator

BEDROOM 3

6' 6" (min) (1.98m) 8' 4" (max) x 7' 3" (2.54m x 2.21m) (approx) UPVC double glazed window to rear and radiator.

BATHROOM

6' 3" x 6' 2" (1.91m x 1.88m) (approx) Fitted with a three piece suite comprising low level W/C, wash hand basin, bath with shower over and radiator. UPVC double glazed window to side.

OUTSIDE

The rear of the property has fencing, gravel area and 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.

