



10 Chaucer Road, Peterborough PE1 3LH

£210,000



***** EXTENDED TO THE SIDE ***** Welcome to this well presented two-bedroom semi-detached home. Offering a delightful blend of comfort and practicality, this property is an ideal choice for first-time buyers, young families, or anyone looking to downsize without compromising on quality living space. Briefly comprising of an entrance hall, living room, kitchen/diner, store/utility area, 2 double bedrooms, bathroom, spacious garden and driveway. Contact us today to arrange a viewing and take the first step towards making this delightful property yours. Council Tax Band - B / EPC Energy Rating - E

ENTRANCE HALL

5' 9" x 9' 4" (1.75m x 2.84m) (approx) Door to front, window to side, radiator and stairs to first floor.

LIVING ROOM

10' 7"(max) x 18' 9" (3.23m x 5.71m) (approx) Window to front, French doors to rear and two radiators.

KITCHEN / DINER

Fitted with a range of base and eye level units with work surfaces over, sink with mixer tap, integrated oven, four ring gas hob, space for a freestanding fridge/ freeze, space for a dishwasher, wall mounted boiler and radiator. Window to rear.

UTILITY ROOM / STORE ROOM

8' 1" x 16' 7" (2.46m x 5.05m) (approx) Window to rear, door to side, plumbing for a washing machine, space for a tumble dryer and radiator.

FIRST FLOOR LANDING

Window to side.

BEDROOM 1

9' 6" x 12' 9"(min) (2.90m x 3.89m) 14' 1" (max) (4.29m) (approx) Window to front and radiator.

BEDROOM 2

9' 0" x 12' 0"(min) (2.74m x 3.66m) x 14' 2"(max) (4.32m) (approx) Window to rear and radiator.

DRESSING ROOM

3' 2" x 5' 9" (0.97m x 1.75m) (approx) Window to front and storage overstairs.

BATHROOM

5' 4" x 8' 3" (1.63m x 2.51m) (approx) Fitted with a three piece suite comprising low level W/C, wash hand basin, bath with shower over and heated towel rail. Window to rear.

OUTSIDE

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.

