

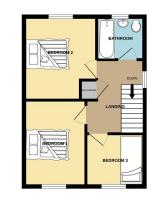
'Making your move easier'



8 Mercia Grove, Baston, Peterborough, Lincolnshire PE6 9PY

£230,000







*** NO ONWARD CHAIN *** "set in the village of Baston this three bedroom semi detached house makes an ideal First Time Buy. With gardens front and rear plus garage and driveway to the side, the home offers a good degree of outside space. Internally an open plan lounge diner offers spacious accommodation to the ground floor which also has a separate WC. Their are three bedrooms and family bathroom to the first floor. EPC energy rating - D."

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ENTRANCE HALL

UPVC door to front, laminate flooring and radiator.

CLOAKROOM

Fitted with two piece suite comprising of close coupled WC and wall mounted wash hand basin with tiled splash back. UPVC window to the front and radiator.

LOUNGE/DINING ROOM

16' 3" max and including stairs x 13' 9" max (4.95m x 4.19m) (approx). UPVC window to the front and French Doors to the rear. Two radiators. TV point. electric fire in surround and laminate flooring. Stairs to first floor.

KITCHEN

9' 5" x 7' 11" (2.87m x 2.41m) (approx). Fitted with range of matching base and wall units with worktop, tiled splash backs and inset stainless steel sink and drainer. Four ring hob with oven under and hood over. Space and plumbing for washing machine and fridge freezer. UPVC door to the side and window to the rear. Radiator.

LANDING

UPVC window to side, airing cupboard and loft hatch.

BEDROOM ONE

12' 2" x 8' 8" (3.71m x 2.64m) (approx). UPVC window to the front and radiator.

BEDROOM TWO

11' 3" x 9' 5" (3.43m x 2.87m) (approx). UPVC window to the rear and radiator.

BEDROOM THREE

8' 8" x 7' 3" (2.64m x 2.21m) (approx). UPVC window to the front and radiator.

BATHROOM

Fitted with three piece suite comprising of dual flush close coupled WC, pedestal wash hand basin and paneled bath with shower over. UPVC window to the rear, tiled walls, heated towel rail and tiled flooring.

OUTSIDE

Graveled driveway leading to the garage to the front and shrub borders. Path to the front door.

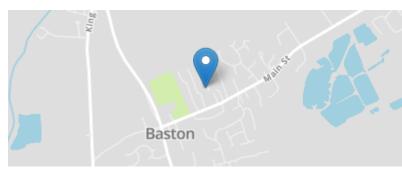
Enclosed garden to the rear with fencing, patio, lawn and shrub borders. Outside tap and gated access to the front.

GARAGE

UP and over door to the front, window to the rear, power and light connected.

AGENTS NOTE

The floor plan 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.





Property details herein do not form part or all of an offer or contract. Any measurements included are for guidance only and, as such, must not be used for the purchase of carpets or fitted furniture etc. We have not tested any apparatus, equipment, fixtures or services; neither have we confirmed or verified the legal title of the property. All prospective purchasers must satisfy themselves as to the correctness and accuracy of such details provided by us. We accept no liability for any existing or future defects relating to any property. Any plans shown are not to scale and are meant as a guide only.

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