



Heron Park, Peterborough PE1 5PH

£250,000



*** 3 OUTBUILDINGS! *** " Well presented throughout, this 3 bedroom end of terrace home benefits from a wrap around garden with 3 outbuildings! Featuring an entrance, living room, dining room, kitchen/breakfast, WC, 3 bedrooms, bathroom, and a great garden space - this home is perfect for families or first time buyers alike. Council Tax Band - A / EPC Energy Rating - C "

- ENTRANCE**
2' 6" x 4' 6" (0.76m x 1.37m) (approx) Door to side and radiator.
- W/C**
2' 6" x 4' 1" (0.76m x 1.24m) (approx) Low level W/C, wash hand basin and radiator. Window to front.
- LIVING ROOM**
14' 1" x 13' 4" (4.29m x 4.06m) (approx) Windows to front and side, radiator and stairs to first floor.
- KITCHEN / BREAKFAST**
13' 5" x 13' 3" (4.09m x 4.04m) (approx) Fitted with a range of base and eye level units with work surfaces over, breakfast bar, integrated hob and oven, integrated microwave, space for freestanding fridge/freezer, integrated dishwasher, cupboard and space for washing machine. Door to rear, radiator and window to rear.
- DINING ROOM (WAS GARAGE)**
16' 4" x 7' 6" (4.98m x 2.29m) (approx) Window to rear, window to front and radiator.
- FIRST FLOOR**
Window to side, radiator, airing cupboard and access to loft.
- BEDROOM ONE**
13' 4" (max) (4.06m) 10' 0" (min) x 10' 2" (to wardrobe) (3.05m x 3.10m) 13' 0" (into wardrobe) (3.96m) (approx) Window to front, window to side, radiator, overstairs cupboard and built in wardrobe.
- BEDROOM TWO**
11' 4" x 7' 7" (3.45m x 2.31m) (approx) Window to front and radiator.
- BEDROOM THREE**
7' 0" x 9' 8" (2.13m x 2.95m) (approx) Window to rear and radiator.
- SHOWER ROOM**
5' 9" x 5' 5" (1.75m x 1.65m) (approx) Low level W/C, wash hand basin and shower. Window to rear and radiator.
- OUTBUILDING ONE**
13' 8" x 8' 3" (4.17m x 2.51m) (approx) French doors to front and window to front.
- OUTBUILDING TWO**
13' 1" x 7' 9" (3.99m x 2.36m) (approx) Sliding doors to front.
- OUTBUILDING THREE**
17' 8" x 4' 3" (5.38m x 1.30m) (approx) Electric roller door, and two French doors to front.
- OUTSIDE**
The rear is laid to lawn, decking, brick block paving and gravel.
- AGENT NOTES**
Please note the property has an air source heat pump and owned solar panels.
- 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.

