



61 DEACONSCROFT, PETERBOROUGH, CAMBRIDGESHIRE. PE3 7LJ

£180,000



PENNELL & PARTNERS

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ABOUT THE PROPERTY

Welcome to this Spacious + well presented Three Bedroom Home which makes a perfect FIRST HOME or INVESTMENT OPPORTUNITY. The property has been well looked after by it's current owner and is ready to move in to.

The property offers great value for money! Inside there's three spacious bedrooms, well presented lounge and open plan kitchen/dining area, storage cupboard with the potential for an office, WC or dining space. There's a private garden with rear gate access and additional parking to the rear.

Situated within a quiet CUL-DE-SAC location, this is an ideal home for anyone looking to be within walking distance to the Peterborough Hospital. There are local bus routes to provide access to the City centre and addition shopping/amenities.

Viewings are highly advised, Please call our Sales team for further information.

EPC Rating: D (68)

ENTRANCE HALL

2.54m x 1.52m (8' 4" x 5' 0")

KITCHEN/DINER

2.48m x 5.47m (8' 2" x 17' 11")

LIVING ROOM

3.16m x 4.49m (10' 4" x 14' 9")

STORAGE CUPBOARD

2.87m x 2.31m (9' 5" x 7' 7")

FIRST FLOOR LANDING

1.77m x 5.23m (5' 10" x 17' 2")

MASTER BEDROOM

3.42m x 3.60m (11' 3" x 11' 10")

BEDROOM TWO

1.79m x 3.62m (5' 9" x 11' 11")

BEDROOM THREE

1.76m x 3.62m (5' 9" x 11' 11")



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		84
(69-80) C		
(55-68) D	68	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
		EU Directive 2002/91/EC