

'Making your move easier'



8 Frederick Drive, Walton, Peterborough, Cambridgeshire PE4 6BQ £270,000







*** IMMACULATEY PRESENTED *** " This 3 bedroom semi detached home is beautifully presented throughout and really is turn key ready! Featuring an entrance hall, living room with understairs storage, inner hall, kitchen/diner with French doors out onto the garden, cloakroom, 3 bedrooms with an en-suite to bedroom one and family bathroom. There is also parking to the side and front of the property. Viewings are essential. "

rosedaleproperties.co.uk

т: 01733 574969



'Making your move easier'

ENTRANCE

Door to front, radiator and stairs to first floor.

LIVING ROOM

13' 1"(min) x 16' 0""(max) (3.99m x 4.88m) 13' 3"(max) x 10' 5"(min) (4.04m x 3.17m) (approx) Window to front, window to side, understairs cupboard and radiator.

INNER HALL

KITCHEN / DINER

8' 4"(min) (2.54m) 10' 3"(max) x 16' 5" (3.12m x 5.00m) (approx) Fitted with a range of base and eye level units with work surfaces over, sink unit with mixer tap, integrated oven, gas hob, space for a fridge /freezer, plumbing for a washing machine, space for a tumble dryer and wall mounted boiler. Window to rear, French doors to rear.

CLOAKROOM

2' 9" x 5' 2" (0.84m x 1.57m) (approx) Fitted with a two piece suite comprising low level W/C, wash hand basin and radiator.

FIRST FLOOR LANDING

Loft access and cupboard.

BEDROOM 1

11' 3" (min) (3.43m) 13' 2"(max) x 10' 5" (4.01m x 3.17m) (approx) Window to front, cupboard and radiator.

ENSUITE

4' 8" x 5' 1" (1.42m x 1.55m) (approx) Fitted with a three piece suite comprising low level W/C, wash hand basin, shower cubicle and heated towel rail. Window to front.

BEDROOM 2

7' 9" (min) x 9' 3" (max) ((2.36mx 2.82m)) 9' 0" (2.82m) (approx)Window to rear and radiator.

BEDROOM 3

8' 9" x 6' 9"(min) (2.67m x 2.06m) 8' 1"(max) (2.46m) (approx) Window to rear and radiator.

BATHROOM

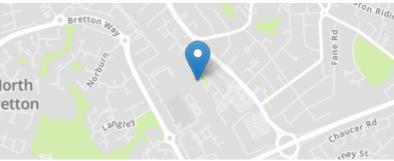
5' 7" x 6' 4" (1.70m x 1.93m) (approx) Fitted with a three piece suite comprising low level W/C, wash hand basin, bath with shower over and heated towel rail. Window to side.

OUTSIDE

The rear of the property has fencing, laid to lawn and decking area.

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.





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 ccuracy 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.

1110 Lincoln Road PE4 6BP T: 01733 574969