



**45 Waterfield Close, Peterborough, Cambridgeshire PE3 6AS**

**£400,000**



\*\*\* WALKING DISTANCE TO TRAIN STATION \*\*\* " Located just a stones throw away from the train station and city centre, this 4 bedroom town house is in show home condition. Featuring an integral garage, kitchen/breakfast room, living room, wc, 4 bedrooms with an en-suite to bedroom one and family bathroom. The property has already undergone improvements such as the addition of solar panels which the vendor has received credit from and a kitchen island. Viewings are highly recommended. EPC Rating - B // Council tax band - D. "



### ENTRANCE

Door to front, radiator and stairs to first floor.

### INTEGRAL GARAGE

19' 6" x 10' 6" (5.94m x 3.20m) (approx) Door to front.

### HALL

Two cupboards.

### CLOAKROOM

7' 2" x 3' 3" (2.18m x 0.99m) (approx) Fitted with a two piece suite comprising low level W/C, wash hand basin and radiator.

### KITCHEN / BREAKFAST

16' 7" x 12' 1" (5.05m x 3.68m) (approx) Fitted with a range of base and eye level units with work surfaces over, stainless steel sink unit, integrated oven, gas hob, plumbing for washing machine, island, integrated fridge / freezer and dishwasher, two radiator. French doors to rear, two windows to rear and two slanted window to rear.

### FIRST FLOOR LANDING

Radiator and stairs to second floor.

### LIVING ROOM

12' 9" (min) (3.89m) 17' 1" (max) x 12' 1" (5.21m x 3.68m) (approx) Two UPVC double glazed windows to front and two radiators.

### BEDROOM 1

11' 3" x 9' 9" (into wardrobe) (3.43m x 2.97m) (approx) UPVC double glazed window to rear, Sharps wardrobe and radiator.

### ENSUITE

8' 2" x 7' 1" (2.49m x 2.16m) (approx) Fitted with a three piece suite comprising low level W/C, wash hand basin, shower cubicle, heated towel rail and shaving point. UPVC double glazed window to rear.

### SECOND FLOOR LANDING

Cupboard with tank.

### BEDROOM 2

15' 7" x 8' 6" (4.75m x 2.59m) (approx) UPVC double glazed window to front and radiator.

### BEDROOM 3

12' 4" x 8' 2" (3.76m x 2.49m) (approx) UPVC double glazed window to front, loft access and radiator.

### BEDROOM 4

9' 3" (to wardrobe) x 8' 6" (2.82m x 2.59m) (approx) UPVC double glazed window to rear, sharps wardrobes and radiator.

### BATHROOM

5' 5" (min) (1.65m) 8' 2" (max) x 8' 1" (2.49m x 2.46m) (approx) Fitted with a three piece suite comprising low level W/C, wash hand basin, bath with shower over and heated towel rail. UPVC double glazed window to rear.

### OUTSIDE

The rear of the property has fencing laid to lawn and patio slabs.

### 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.

### AGENT NOTES

The vendor has advised us that the property has solar panels :- Full details in branch

Rest uk ltd ( Renewable Energy Service Team) Fitted 29/6/2022

There is a management company First Port The service charge from 1/1/2024 for 6 Months £157.41

1/7/2024 165.49 for 6 Months.

