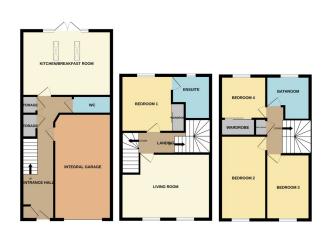
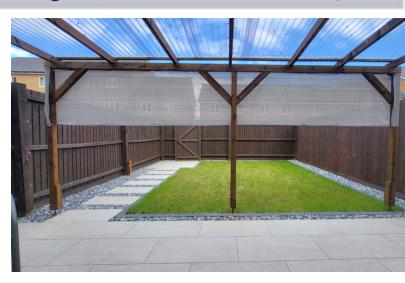




45 Waterfield Close, Peterborough, Cambridgeshire PE3 6AS

£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. "



'Making your move easier'

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

9' 3"(to wardrobe)x 8' 6" (2.82m x 2.59m) (approx) UPVC double glazed window to

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

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

FIRST FLOOR LANDING

Radiator and stairs to second floor.

LIVING ROOM

12' 9" (min) (3.89m) 17' 1" (max) x 12' 1" (5.21m x3.68m)(approx) Two UPVC double glazed windows to front and two radiators.

BEDROOM 1

11' 3" \times 9' 9" (into wardrobe) (3.43m \times 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.

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

branch

BEDROOM 3

BEDROOM 4

BATHROOM

access and radiator.

rear, sharps wardrobes and radiator.

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

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

heated towel rail. UPVC double glazed window to rear.

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.

