



158 Park Road, Peterborough, Cambridgeshire PE1 2UB

£425,000



*** SELF CONTAINED ANNEX WITH KITCHEN/LIVING, BEDROOM AND SHOWER ROOM *** " Located in central Peterborough, this 3 bedroom detached home has a fantastic self contained annex creating a 4th bedroom. You will also find 2 reception rooms, kitchen/diner, 2 bathrooms inside the home, with an additional in the annex, a wc, utility room and garage. To the front there is ample off road parking. Viewings are essential to appreciate this homes prime location to the city centre itself and train station.

ENTRANCE

Door to front, window to side, stairs to 1st floor, cupboard and radiator.

RECEPTION ROOM

14' 1" (into bay) x 11' 5" (4.29m x 3.48m) Approx. Bay window to front, window to side and radiator.

RECEPTION ROOM 2

16' 5" x 12' 2" (5.00m x 3.71m) Approx. Window to front and french doors to rear.

KITCHEN/DINER

16' 5" x 9' 2" (5.00m x 2.79m) Approx. Fitted with a range of base and eye level units with quartz work surfaces over, sink with mixer tap over, integrated hob and oven, integrated fridge/freezer. Door to rear, window to rear.

1ST FLOOR LANDING

Window to side and loft access.

BEDROOM 1

16' 0" x 11' 8" (4.88m x 3.56m) APPROX. Window to rear and front. Radiator.

BEDROOM 2

14' 3" (into bay) x 11' 4" (4.34m x 3.45m) Approx. Window to front.

BEDROOM 3

9' 9" x 7' 6" (2.97m x 2.29m) approx. Window to rear.

BATHROOM

Window to side. Fitted with a three piece suite comprising low level W/C, wash hand basin, freestanding bath.

SHOWER ROOM

Fitted with a three piece suite comprising low level W/C, wash hand basin, shower cubicle. Window to front.

OUTBUILDING - UTILITY ROOM

Window to side. Space for washing machine and dryer. Sink unit.

WC

ANNEX

ANNEX LIVING AREA

13' 5" x 12' 6" (4.09m x 3.81m) approx. Window to front. Fitted with a range of base and eye level units with work surfaces over, sink unit with mixer tap over, space for freestanding fridge, hob and oven.

ANNEX BEDROOM

11' 4" x 9' 1" (3.45m x 2.77m) approx. Window to front.

ANNEX SHOWER ROOM

Fitted with a three piece suite comprising low level W/C, wash hand basin, shower cubicle

