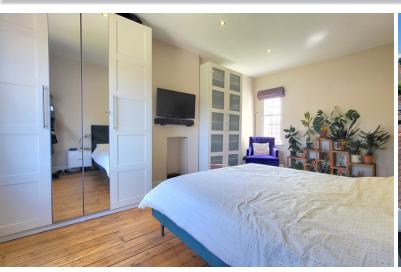




158 Park Road, Peterborough, Cambridgeshire PE1 2UB

£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.



# 'Making your move easier'

### **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"  $\times$  12' 2" (5.00m  $\times$  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

