



Atherstone Avenue, Netherton, Peterborough PE3 9UJ

£330,000



*** EXTENDED TO REAR AND FRONT *** " Well presented and extended, this three bedroom semi detached home features 2 reception rooms, kitchen/diner, cloakroom, 3 bedrooms, bathroom, garage and parking. This home is located on the very popular road of Atherstone Avenue in Netherton, and is within walking distance to the local schools, and within close proximity to parkways, Peterborough hospital and the city centre. EPC Energy Rating - C/ Council Tax Band -C".

ENTRANCE

Door to front, radiator and stairs to first floor.

CLOAKROOM

4' 7" x 2' 8" (1.40m x 0.81m) (approx) Fitted with a two piece suite comprising low level W/C, wash hand basin and radiator. UPVC double glazed window to side.

LOUNGE

15' 1" x 11' 6" (4.60m x 3.51m) (approx) UPVC double glazed window to front and radiator.

KITCHEN / DINER

18' 1" x 9' 6" (max) (5.51m x 2.90m) 8' 6" (min)(2.59m) (approx) Fitted with a range of base and eye level units with work surfaces over, stainless steel sink with mixer tap, integrated oven, gas hob, integrated dishwasher, integrated fridge / freezer and portrait radiator. UPVC double glazed window to rear, door to side. French doors to:

FAMILY ROOM

13' 8" x 9' 1" (4.17m x 2.77m) (approx) UPVC double glazed window to side French door to rear and radiator.

FIRST FLOOR LANDING

Window to side, loft access where boiler is located and two cupboards.

BEDROOM 1

9' 4"(min) 11' 1"(into wardrobe) (2.84m x 3.38m) x 9' 11"(min) x 11' 2" (max) (3.02m x 3.40m)(approx) UPVC double glazed window to front and radiator.

BEDROOM 2

11' 3" x 8' 6" (min) (3.43m x 2.59m) 10' 2" (max) (3.10m)(approx) UPVC double glazed window to rear.

BEDROOM 3

8' 1" x 6' 2" (2.46m x 1.88m) (approx) UPVC double glazed window to front.

BATHROOM

6' 6" x 5' 4" (1.98m x 1.63m) (approx) Fitted with a three piece suite comprising low level W/C, wash hand basin, bath with shower over. UPVC double glazed window to rear.

OUTSIDE

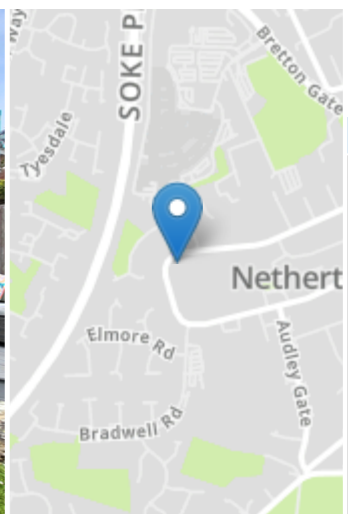
The front of the property is laid to lawn, mature shrubs and brick block paving providing off road parking. The rear of the property has fencing, laid to lawn, decking area with canopy leading from rear family room, gravel area and mature shrubs.

GARAGE

A single garage with light and power with plumbing for a washing machine and space for a tumble dryer.

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.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		87
(69-80)	C		71
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			