



Park Road, Peterborough 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. EPC Energy Rating - E/ COUNCIL TAX BAND (for annexe) - A/ (for home) - E".



**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

**OUTSIDE**

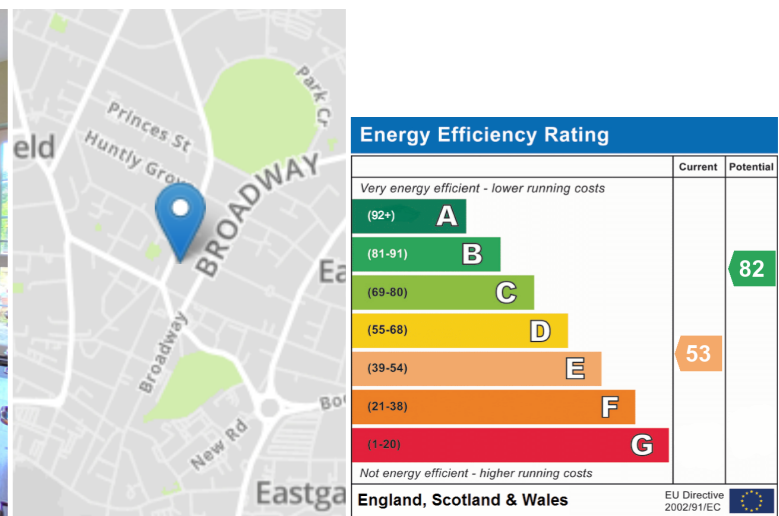
The front of the property is mainly laid to gravel with a access to the garage and mature shrubs. The rear of the property has fencing, laid to lawn, paved patio area and mature shrubs.

**GARAGE**

The single garage.

**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.



Property details herein do not form part of all of an offer or contract. Any measurements included are for guidance only and, as such, must not be used for the purchase of carpets or fitted furniture etc. We have not tested any apparatus, equipment, fixtures or services; neither have we confirmed or verified the legal title of the property. All prospective purchasers must satisfy themselves as to the correctness and accuracy of such details provided by us. We accept no liability for any existing or future defects relating to any property. Any plans shown are not to scale and are meant as a guide only.