

56 Church Hill, Barnwell, Peterborough, PE8 5PG



Capitol Lettors

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£209,995 Freehold

Located in the desirable village of Barnwell just off the A605, this stone terraced house is offered for sale with no forward chain. The property comprises of lounge with open fire, hallway with stairs to first floor landing, study, fitted kitchen, storage area, utility room with belfast sink, downstairs shower room, a double bedroom with built in double wardrobes and a small L shaped 2nd bedroom. Outside there is a storage area & enclosed rear garden backing onto meadows. The property has part UPVC and single glazing. The property has electric heating downstairs only. There is on street parking at the front of the property.

Capitol Lettors has not tested any of the equipment or the heating system (if mentioned) in these details. Purchasers are advised to satisfy themselves as to their working order and condition. These particulars do not constitute or form any part of an offer or contract nor may they be regarded as representations. All interested parties must themselves verify their accuracy. All measurements are approximate.



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Lounge

4.11m x 3.65m (13' 6" x 12' 0") Approx
Sealed double glazed unit to front, uPVC front door, stone built fireplace with open fire, electric storage heater, TV & phone point, fitted carpet.

Hallway

Stairs to first floor landing, fitted carpet.

Study

1.46m x 2.65m (4' 9" x 8' 8") Approx
Single glazed window to the rear.

Kitchen

3.91m x 2.96m (12' 10" x 9' 9")
2 sealed units and door to the rear, double glazed Velux window, base level units, stainless steel sink with draining board, tiled splash backs, electric oven & hob, wall mounted dining table, under stairs storage cupboard, electric heater, tile affect laminate flooring.

Storage Room

3.42m x 1.71m (11' 3" x 5' 7") Approx
uPVC double glazed window and door to the rear aspect, part polycarbonate roof, base level unit & countertop, tiled flooring.

Utility Room

1.55m x 1.67m (5' 1" x 5' 6") Approx
uPVC frosted window to the side aspect, belfast sink with tiled splash back, base unit and countertop, plumbing for washing machine, tiled flooring.

Downstairs Shower Room

1.51m x 2.42m (4' 11" x 7' 11") Approx
uPVC frosted window to side aspect, three piece suite comprising of shower cubicle with electric shower, low level WC, pedestal wash hand basin with tiled splash back, shaver socket, electric heater, tiled flooring.

Stairs to first floor landing

Wooden handrail, fitted carpet.

Bedroom One

4.10m x 3.70m (13' 5" x 12' 2") Approx
uPVC window to front aspect, built in double wardrobe, fitted carpet.

Bedroom Two

4.08m x 2.02m (13' 5" x 6' 8") Approx (L shaped room)
uPVC window to the rear aspect, loft hatch, airing cupboard housing water tank, fitted carpet.

Rear

Enclosed by fence panels & brick walls, mainly laid to slabs, grass area with plants & trees over looking meadows, shed, storage area, outside tap, satellite dish, side gate giving access through neighbors garden for bins.

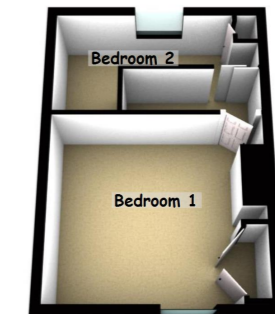
Front

Stone steps leading to storm porch, slate boarder with shrubs & plants. On street parking.

Ground Floor



First Floor



This plan is for illustration purposes only and may not be representative of the property. Plan may not be to scale. Plan produced using PlanUp.

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Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
A (92 to 100)	78
B (81 to 91)	
C (69 to 80)	
D (55 to 68)	
E (39 to 54)	
F (21 to 38)	
G (1 to 20)	
Not energy efficient - higher running costs	
England, Wales & N.Ireland	

