



34 Clifton Avenue, Peterborough PE3 6AY

£230,000



*** CLOSE TO TRAIN STATION *** " Guide price £230,000 - £240,000. Featuring a spacious garage, entrance hall, 2 reception rooms, kitchen, inner hall, bathroom and 3 bedrooms, this mid terrace home is in fantastic condition. Conveniently located in West Town, this property is close by to the city centre, train station and schools, making it a great property for all buyers alike. EPC Energy Rating - D/Council Tax Band - A".

ENTRANCE

2' 9" x 12' 7" (0.84m x 3.84m) (approx) Door to front and radiator.

LIVING ROOM

9' 7"(max) x 11' 4"(min) (2.92m x 3.45m) 13' 4"(into bay) (4.06m) (approx) UPVC double glazed bay window to front and radiator.

DINING ROOM

12' 1"(min)(3.68m) 13' 0"(max) x 11' 4" (3.96m x 3.45m) (approx) UPVC double glazed window to rear, radiator and two cupboards.

KITCHEN

7' 5"(min) (2.26m) 9' 1"(into bay) x 11' 2 (2.77m x 3.40m) (approx) Fitted with a range of base and eye level units with work surfaces over, sink unit with drainer, integrated oven, gas hob with extractor fan over, space for a fridge/ freezer, space for a dishwasher and radiator. UPVC double glazed bay window to side.

INNER HALL

Door to side, cupboard with washing machine enclosed.

BATHROOM

6' 0" x 7' 3" (1.83m x 2.21m) (approx) Fitted with a three piece suite comprising low level W/C, wash hand basin , bath with shower over and radiator. UPVC double glazed window to side.

FIRST FLOOR

BEDROOM 1

12' 1"(min) (3.68m) 13' 0"(max) x 11' 4" (3.96m x 3.45m)(approx) UPVC double glazed window to front, cupboard and radiator.

BEDROOM 2

9' 9" x 11' 6" (2.97m x 3.51m) (approx) UPVC double glazed window to rear and radiator.

BEDROOM 3

7' 4" x 10' 9" (2.24m x 3.28m) (approx) UPVC double glazed window to rear, loft access and radiator.

OUTSIDE

There is permit parking on the street.

GARAGE

12' 9" x 22' 7" (3.89m x 6.88m)(approx) Ceiling height slopes slightly 11' 0"(max) 9' 4"(min) (3.35m) (2.84m) (approx) The garage has a light.

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.

