

54 Caldbeck Close, Peterborough, PE4 7NF



Capitol Lettors

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54 Caldbeck Close, Peterborough, PE4 7NF
£260,000 Freehold

Capitol Lettors are happy to bring this 3 bedroom Detached House to the market. Located in Gunthorpe, the property offers a entrance hall, kitchen, lounge/diner, conservatory, 3 bedrooms, brand new family bathroom, enclosed South facing rear garden, single garage, driveway for 1-2 vehicles, gas central heating & uPVC Double Glazing.

Gunthorpe offers easy access to Peterborough City Centre, local shops, schools & other amenities, good links to A15, A16, A47 & other major roads.

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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Entrance Hall

3.80m x 1.80m (12' 6" x 5' 11") Approx
uPVC door, uPVC window, fuse board,
understairs cupboard, radiator, laminate
flooring.

Kitchen

3.49m x 2.77m (11' 5" x 9' 1") Approx
uPVC door, uPVC window, eye & base level
units with complimentary worktops, tiled splash
backs, integrated fridge/freezer, plumbing for
washing machine & dishwasher, free standing
oven with extractor above, 1 1/2 bowl sink
with draining board, laminate flooring.

Lounge/Diner

6.09m x 3.52m (20' 0" x 11' 7") Approx
uPVC sliding door to conservatory, uPVC
window, 2x radiators, TV & phone points,
laminate flooring.

Conservatory

2.57m x 2.68m (8' 5" x 8' 10") Approx
uPVC double doors to rear, uPVC glass panes &
windows, power socket, tiled flooring.

Stairs & Landing

2.77m x 2.34m (9' 1" x 7' 8") Approx
Stairs to first floor, airing cupboard housing
water tank & shelving, fitted carpet.

Bedroom 1

3.40m x 2.59m (11' 2" x 8' 6") Approx
uPVC window, radiator, TV cable, fitted carpet.

Bedroom 2

3.38m x 2.43m (11' 1" x 8' 0") Approx
uPVC window, radiator, TV cable, fitted carpet.

Bedroom 3

2.95m x 2.54m (9' 8" x 8' 4") Approx
uPVC window, storage above stairs boxing,
radiator, TV cable, fitted carpet.

Bathroom

1.94m x 2.59m (6' 4" x 8' 6") Approx
uPVC frosted window, bathroom to be
renovated with brand new white suite.

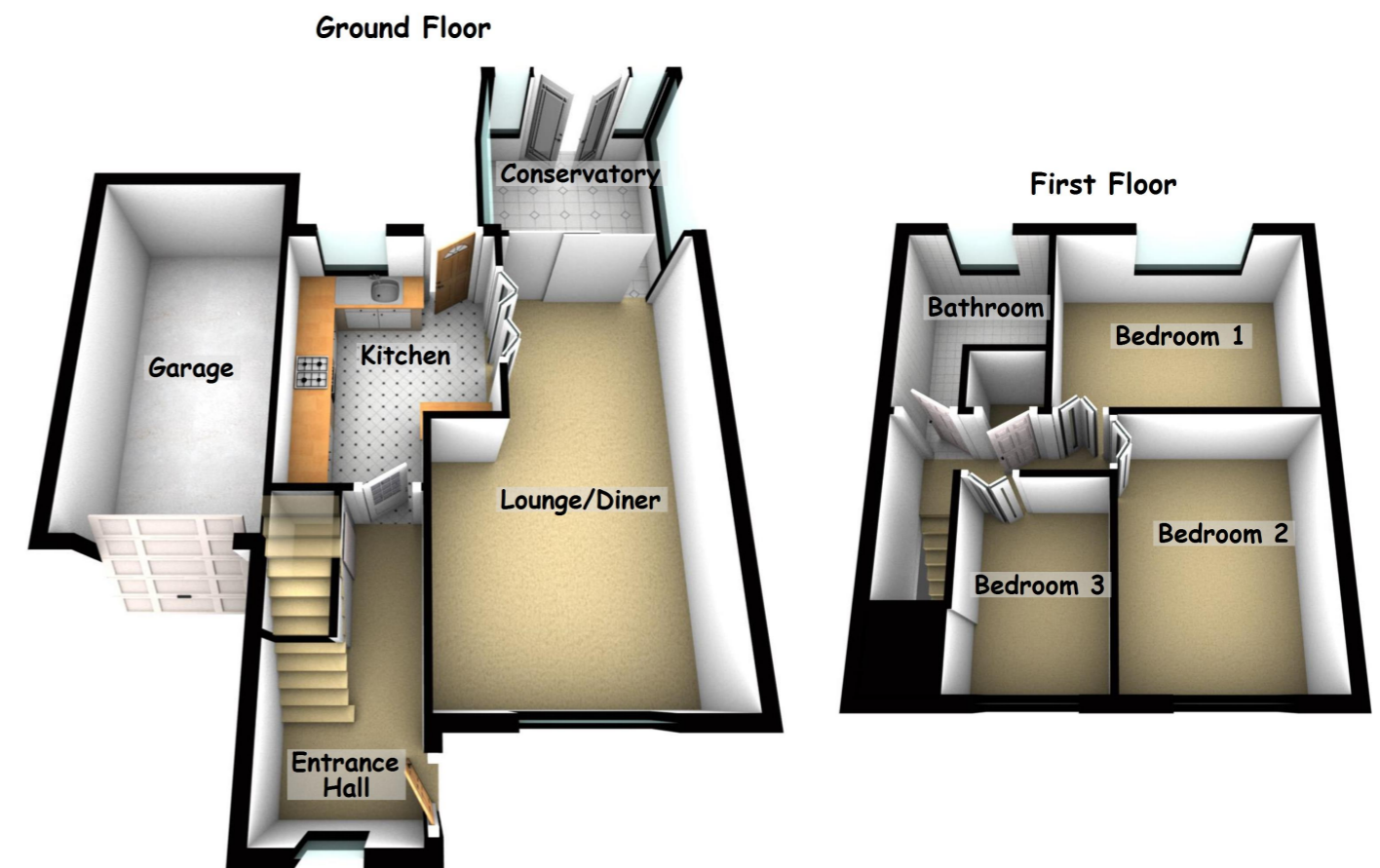
Rear Garden

Enclosed by brick wall, fence panels & side
gate, mainly laid to lawn with boarders, outside
tap, slabbed pathway to side gate.

Front

Slabbed path to front door, graveled boarders
& driveway, single garage with electric up &
over door, power, lighting & housing the boiler.
Gas, electric & water meters to the front.

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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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