



18 Crocus Grove, Peterborough, PE1 3XW

£200,000 Freehold

Set in cul-de-sac location this established semi-detached property offering entrance hall, lounge, open plan kitchen/diner with cooker/hob, DSWC, three bedrooms, family bathroom with shower over bath, garden to rear, parking for two vehicles to front and possible off road parking to rear.

Good access to Peterborough City Centre, and all major road networks

Many local shops, schools, parks, public houses etc nearby



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## Entrance Hall

Part glazed door to front aspect, glazed window to side aspect, stairs to first floor, central heating thermostat, wood effect flooring, radiator

## Lounge 4.63m x 4.14m approx

Glazed window to front aspect, wood effect flooring, picture rail, radiator, television point

## Kitchen/Diner 4.80m x 5.68m approx

Two velux windows to roof, French doors to rear, glazed window to rear, radiator, television point, extractor fan, spot lighting, plumbing for washing machine and tumble dryer, space for fridge/freezers, tiled splashbacks, vinyl effect flooring, built in double electric oven with solid hob above with extractor above, single drainer sink with taps, range of eye and base level kitchen units in Pine with complimentary worktops above

## Rear Lobby

Vinyl flooring, part glazed door to side aspect, storage recess, vinyl flooring, cupboard housing fuses and utility meters

## Downstairs Toilet 1.64m x 0.90m approx

Vinyl flooring, glazed to side aspect, low level WC and vanity wash hand basin

## Stairs to first floor landing

Glazed window to side aspect, loft access with gas central heating boiler (this would need to be checked by a plumber), storage cupboard with hanging rail

## Bedroom 1 3.63m x 3.23m approx

Glazed window to rear, radiator, television point

## Bedroom 2 3.07m x 2.65m approx

Glazed window to front, radiator, television point

## Bedroom 3 2.10m x 1.90m approx

Glazed window to front, radiator, storage cupboard with hanging rails

## Family Bathroom 1.92m x 1.79m approx

Glazed window to rear, vinyl flooring, radiator, fully tiled, comprising of three piece bathroom suite with low level WC, vanity wash hand basin and panelled bath with shower over bath

## Outside Rear

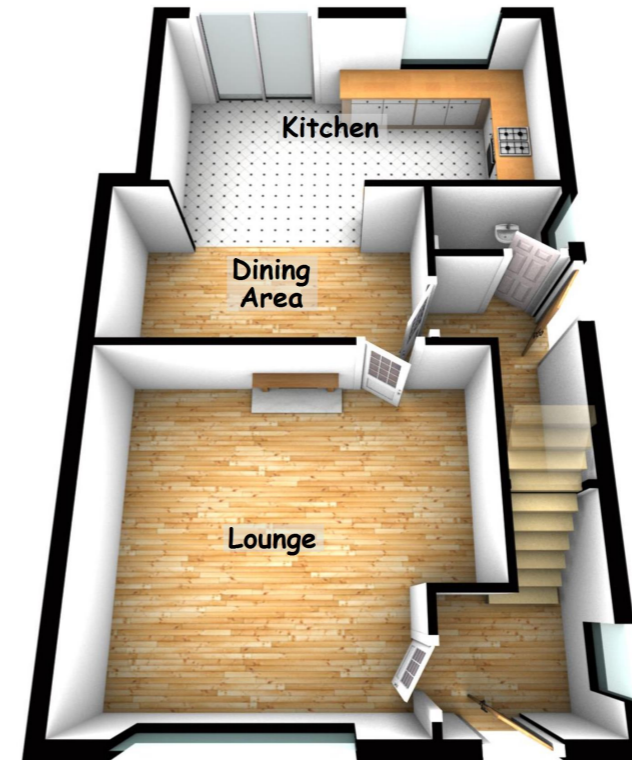
Mainly laid to lawn, patio area, outside light and power, gate to side giving access to front, gate to rear giving potential for off road parking.

## Outside Front

Gravelled area giving parking for two vehicles

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## 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.

## 18 Crocus Grove

Energy Efficiency Rating	
Very energy efficient - lower running costs	Current Potential
(92 to 100) A	83 66
(81 to 91) B	
(69 to 80) C	
(55 to 68) D	
(39 to 54) E	
(21 to 38) F	
(1 to 20) G	
Not energy efficient - higher running costs	

England, Wales & N.Ireland EU Directive 2002/91/EC

