



Wootton Avenue, Peterborough PE2 9EF

£275,000



*** WELL PRESENTED DETACHED HOME, CLOSE TO CITY CENTRE! *** " Featuring an entrance hall, living room, kitchen, conservatory, wc, 3 bedrooms with an en-suite to bedroom one, bathroom and garage! This home is conveniently located close to schools, shops and the city centre. EPC Energy Rating - C/Council Tax Band - B".

ENTRANCE

15' 5" (max) x 6' 3" (4.70m x 1.91m) APPROX. Door to side, radiator, stairs to 1st floor and under stairs cupboard.

LIVING ROOM

15' 2" x 10' 6" (min) 12'6" (into bay) APPROX. Door to front, window to front and side.

KITCHEN

7' 1" x 11' 7" (max) 9'7"(min) (2.16m x 3.53m) APPROX. Fitted with a range of base and eye level units with work surfaces over, stainless steel sink with mixer tap, 4 ring gas hob, oven, space for freestanding fridge/freezer, space for washing machine, wall mounted boiler, window to rear and door to rear.

CONSERVATORY

9' 2" x 8' 4" (2.79m x 2.54m) APPROX. Door to side. Windows to rear and side.

CLOAKROOM

Fitted with a two piece suite comprising low level W/C and wash hand basin. Window to rear.

1ST FLOOR

Loft access.

BEDROOM ONE

10' 8" x 10' 0" (3.25m x 3.05m) APPROX. Window to front and radiator.

EN-SUITE

7' 0" x 4' 6" (2.13m x 1.37m) APPROX. Window to front. Fitted with a three piece suite comprising low level W.C, wash hand basin, shower cubicle and heated towel rail.

BEDROOM TWO

7' 8" x 7' 3" (2.34m x 2.21m) (APPROX) Window to rear and radiator.

BEDROOM THREE

7' 3" x 6' 6" (2.21m x 1.98m) (APPROX) Window to rear and radiator.

BATHROOM

10' 1" x 4' 5" (3.07m x 1.35m) APPROX) Window to side. Fitted with a three piece suite comprising low level W.C, wash hand basin, bath with shower over and heated towel rail.

GARAGE

Up and over door to front. Window to side and door to side.

OUTSIDE

The side of the property has parking leading down to the garage. The rear garden is low maintenance with fencing.

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.

