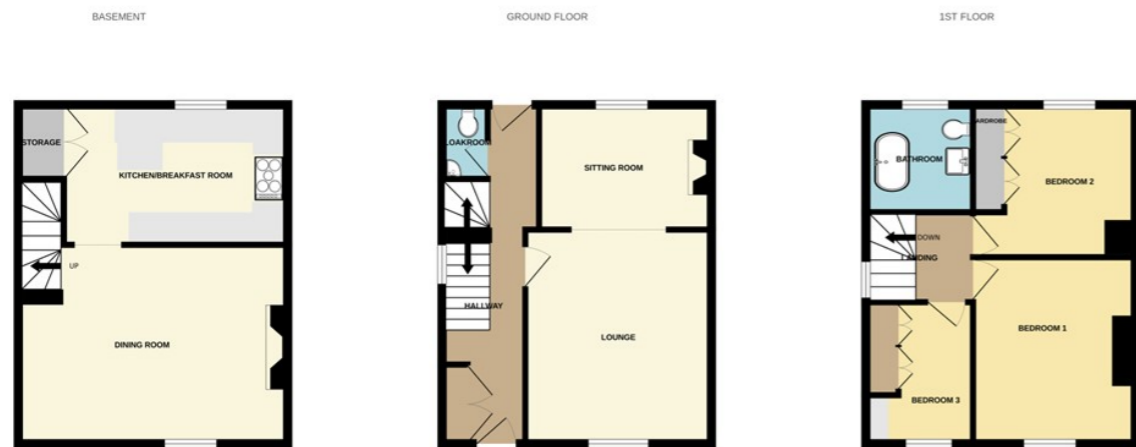




118 London Road, Peterborough PE2 9BY

£350,000



*** BEAUTIFULLY APPOINTED CHARACTER PROPERTY CLOSE TO THE CITY CENTRE *** This welcoming stunning Victorian residence has accommodation spread over three floors, is immaculately presented and decorated to a high standard throughout with a wealth of character having retained many original features married with contemporary styling. The property is situated in a sought after location conveniently located for the City Centre, ideal for commuters to London and is just minutes from major roads, such as the A1, A14 and A605, providing easy access to regional cities, such as Cambridge and Birmingham. Entering the airy hallway with tall ceiling and solid wood flooring you are greeted by an elegant staircase leading to the first floor accommodation. On the ground floor there is a Sitting Room with open arch through to Lounge Area, Downstairs Cloakroom and further staircase which leads down into the light and airy Basement. The Basement accommodation comprises a Dining Room with feature exposed stonework and fireplace with doorway through to the Kitchen. The First Floor Accommodation comprises Three Bedrooms and a refitted Bathroom with feature exposed stonework and all in all offering versatility to suit all lifestyles. Outside there is off street parking for a couple of vehicles and an enclosed rear garden which houses a purpose-built, fully insulated Home Office complete with electrics and internet. EPC Energy Rating - D/Council Tax Band - C".

HALLWAY

Solid wood floor, two feature column radiators, stairs to first floor landing, stairs to basement, part glazed door to rear garden, door to:

SITTING ROOM

13' 3" x 12' 2" (4.04m x 3.71m) (approx.) Feature column radiator, UPVC double glazed window to front with original wooden shutters, feature former fireplace with storage cupboards and shelving in chimney breast recess, decorative coving to ceiling, box arch through to:

LOUNGE AREA

11' 0" x 9' 6" (3.35m x 2.90m) (approx.) feature fireplace with cast iron grate, fitted shelving in chimney breast recess, feature column radiator, UPVC double glazed window to rear, decorative coving to ceiling.

CLOAKROOM

Fitted with a low level WC, corner wash hand basin, chequerboard floor tiling with complementary tiling to half wall height, wall mounted combination boiler, decorative coving to ceiling.

DINING ROOM

17' 5" x 13' 5" (5.31m x 4.09m) (maximum into chimney breast recess) (approx.) Feature fireplace with timber breastsummer beam, exposed stonework to feature wall, UPVC double glazed window to front, feature column radiator, tiled flooring, opening to:

KITCHEN BREAKFAST ROOM

14' 9" x 8' 11" (4.50m x 2.72m) (approx.) Fitted with a range of base units, fitted worktops with cupboards below, peninsular breakfast bar, space for range style cooker, one and a quarter ceramic sink with mixer tap over, space and plumbing for dishwasher and washing machine, space for fridge/freezer, window to rear, built in double storage cupboard, further under stairs storage cupboard.

BEDROOM 1

13' 2" x 10' 2" (4.01m x 3.10m) (approx) feature cast iron fireplace, feature column radiator with decorative radiator cover, two electric points for wall mounted bedside lights, decorative coving to ceiling, picture rail, UPVC double glazed window to front.

BEDROOM 2

10' 7" x 10' 0" (3.23m x 3.05m) (approx.) Built in quadruple wardrobe, feature column radiator, UPVC double glazed window to rear, decorative coving to ceiling.

BEDROOM 3

10' 1" x 6' 11" (3.07m x 2.11m) (approx.) fitted quadruple wardrobe with fitted shelving to the side, feature column radiator with decorative radiator cover, UPVC double glazed window to front, decorative coving to ceiling, picture rail.

BATHROOM

6' 11" x 6' 11" (2.11m x 2.11m) (approx.) Fitted with a three-piece suite comprising freestanding roll top bath with claw and ball feet and central mixer tap with shower attachment and soaker head, high level WC, , vanity wash hand basin, chrome towel radiator, feature column radiator, UPVC double glazed window to rear.

OUTSIDE

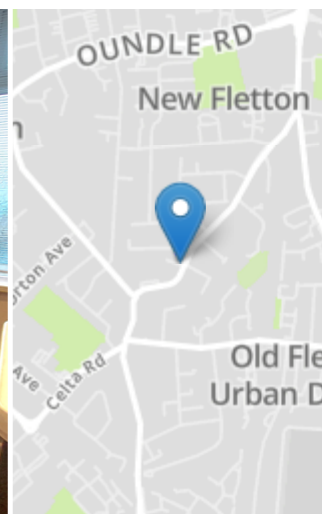
To the front of the property there is a double width gravel driveway providing off street parking. There is a raised bed with stone edging and double gates providing access to storage area and further access to the rear garden. The rear garden is enclosed by brick and stone walling topped by timber fence and is mainly laid to gravel with paved patio and footpath, raised beds edged by stone with shrub and flower borders. The purpose-built Home Office is located at the rear of the garden with further gated storage area to the rear of it.. .

HOME OFFICE

11' 5" x 9' 6" (3.48m x 2.90m) (approx.) Insulated with double glazed French doors, full height windows to front and side, skylight, electrical connection and internet connection.

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.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			
			85
		59	

Property details herein do not form part of all of an offer or contract. Any measurements included are for guidance only and, as such, must not be used for the purchase of carpets or fitted furniture etc. We have not tested any apparatus, equipment, fixtures or services; neither have we confirmed or verified the legal title of the property. All prospective purchasers must satisfy themselves as to the correctness and accuracy of such details provided by us. We accept no liability for any existing or future defects relating to any property. Any plans shown are not to scale and are meant as a guide only.