



216 Belsize Avenue, Peterborough PE2 9HX

£199,000



\*\*\*THREE BEDROOM END TERRACE IN POPULAR LOCATION\*\*\* This established end terrace property has well proportioned accommodation including two reception rooms, two double and one single bedroom, fitted kitchen and downstairs shower room. The property enjoys having an extensive rear garden. There is non-allocated on street parking. This property would suit first-time buyers and investors alike. Council tax band - A // EPC Energy Rating - D".

**LOUNGE**

12' 1" x 11' 4" (3.68m x 3.45m) (Approx.) (Excluding walk in bay) Radiator, TV point, walk in bay window with UPVC double glazed windows, door to:

**INNER HALLWAY**

Stairs to first floor, door to:

**DINING ROOM**

12' 1" x 11' 4" (3.68m x 3.45m) (Approx.) Laminate flooring, built in under stairs storage cupboard, radiator, UPVC double glazed window to rear, box arch through to:

**KITCHEN**

9' 7" x 7' 3" (2.92m x 2.21m) (Approx.) Fitted with a range of base and wall mounted units, cupboards and drawers below fitted work surfaces, stainless steel single drainer sink unit, space for cooker, plumbing and space for washing machine, UPVC double glazed window to side, part glazed door to Lean To, further door to:

**SHOWER ROOM**

7' 3" x 4' 8" (2.21m x 1.42m) (Approx.) Fitted with a three piece suite comprising low level WC with dual push button flush, vanity wash hand basin, shower cubicle with wet wall panelling, part tiled walls, chrome towel radiator, UPVC double glazed window and extractor fan.

**LEAN TO**

13' 2" x 4' 6" (4.01m x 1.37m) (Approx) Providing an ideal area for storage. Slate tile floor and stable style door to garden

**LANDING**

Doors to first floor accommodation.

**BEDROOM 1**

12' 2" x 11' 6" (3.71m x 3.51m) (Approx.) (Excluding walk-in bay) Radiator, built-in over-stairs storage cupboard, walk-in bay with UPVC double glazed windows, further UPVC double glazed window.

**BEDROOM 2**

12' 2" x 11' 4" (3.71m x 3.45m) (Approx.) Radiator, UPVC double glazed window to rear, original wall art mural, door to:

**BEDROOM 3**

8' 8" x 7' 3" (2.64m x 2.21m) (Approx.) Radiator, UPVC double glazed window to rear, cupboard housing combination boiler.

**OUTSIDE**

There are gardens to the front and rear, the front is enclosed by low wall. A passage provides access to the rear garden which is enclosed by timber fencing and is mainly laid to lawn with further artificial turfed area and granite chip sun patio/barbeque area.

