



London Road, Peterborough PE2 9BB

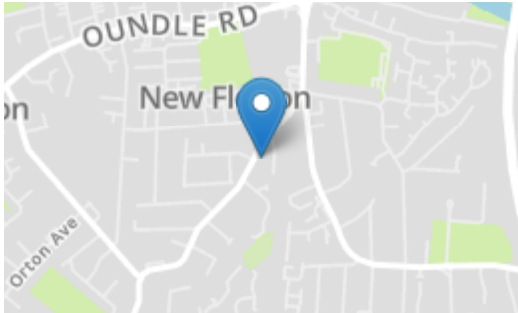
£260,000



*** NO ONWARD CHAIN *** " Boasting with a fantastic amount of character, this spacious 3 bedroom semi detached home is a fantastic opportunity to purchase a blank canvas ready to make your own. Featuring 3 reception areas, kitchen, 3 bedrooms, a very generous sized bathroom, utility cupboard space with WC, car port at the rear and a spacious garden. The property even has its very own cellar! What more could you wish for? Council Tax Band - B / EPC Energy Rating - D "

- ENTRANCE**
 2' 8" x 18' 7" (0.81m x 5.66m) (approx) Door to front and two radiators. Stairs to first floor and access to cellar.
- LIVING ROOM**
 12' 3" x 11' 9" (3.73m x 3.58m) (approx) Window to front and radiator.
- DINING ROOM**
 9' 8" x 9' 4" (2.95m x 2.84m) (approx) Window to side and radiator. Open into:
- KITCHEN**
 15' 7" (max) (4.75m) 11' 8" (min) x 12' 4" (max) (3.56m x 3.76m) (approx) Fitted with a range of base and eye level units with work surfaces over, stainless steel sink unit with mixer tap, integrated oven and gas hob and space for undercounter dishwasher. Door to rear and window to side.
- SNUG**
 11' 9" x 11' 9" (max) (3.58m x 3.58m) (approx) Window to rear and radiator.
- UTILITY CUPBOARD**
 Space for washing machine and dryer. Sink with mixer tap.
- W/C**
 Low level W/C and window to side.
- BEDROOM THREE**
 9' 9" x 9' 4" (2.97m x 2.84m) (approx) Window to side and radiator.
- BATHROOM**
 8' 8" (min) (2.64m) 11' 7" (max) x 8' 7" (max) (3.53m x 2.62m) (approx) Fitted with a four piece suite comprising low level W/C, wash hand basin, bath and shower cubicle. Window to side, radiator and cupboard with boiler enclosed.
- CELLAR**
 Access from hall or rear of property.
- OUTSIDE**
 Parking at back through gates to car port area.
- 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.

- FIRST FLOOR**
 Loft access.
- BEDROOM ONE**
 11' 9" x 15' 6" (3.58m x 4.72m) (approx) Two windows to front and radiator.
- BEDROOM TWO**
 11' 9" x 11' 8" (3.58m x 3.56m) (approx) Window to rear and radiator.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		82
(69-80) C		
(55-68) D	60	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		

