



Rathbone Crescent, Peterborough PE3 6DE

£225,000



*** TWO BEDROOM HOME WITHIN WALKING DISTANCE TO TRAIN STATION *** "Located in West Town, just a short walk away from the train station and the city centre, this two bedroom semi-detached home is well presented throughout and benefits from no onward chain. The property itself features two parking spaces, lounge, kitchen/diner, cloakroom, two double bedrooms and bathroom. Viewings are highly recommended to appreciate this home, it would make a fantastic first time buy or investment. Council Tax Band - B / EPC Energy Rating - C".

LIVING ROOM

14' 4" (min) (4.37m) 16' 8" (into bay) x 13' 7" (max) (5.08m x 4.14m) (approx) Door to front, UPVC bay window to front, radiator and stairs to first floor.

KITCHEN / DINER

13' 7" x 11' 6" (4.14m x 3.51m) (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 and radiator. Door to rear and UPVC window to rear.

W/C

4' 9" x 3' 6" (max) (1.45m x 1.07m) (approx) Low level W/C, wash hand basin and radiator.

FIRST FLOOR

BEDROOM ONE

13' 8" x 9' 9" (4.17m x 2.97m) (approx) Radiator and two UPVC windows to rear.

BEDROOM TWO

10' 0" (min) (3.05m) 13' 7" (max) x 9' 5" (max) (4.14m x 2.87m) (approx) UPVC window to front, radiator and overstairs cupboard.

BATHROOM

5' 5" x 6' 1" (1.65m x 1.85m) (approx) Fitted with a three piece suite comprising low level W/C, wash hand basin and bath with shower over. Radiator.

OUTSIDE

To the side of the property there is a driveway with parking for two cars.

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.

