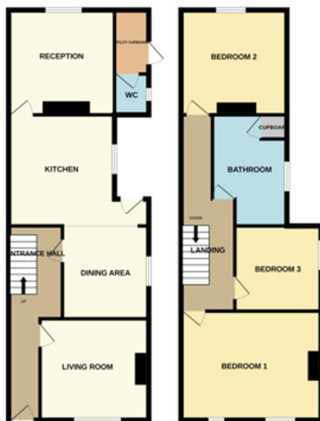




61 London Road, Peterborough PE2 9BB

£270,000



***** 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.
- BEDROOM TWO**
 11' 9" x 11' 8" (3.58m x 3.56m) (approx) Window to rear and radiator.
- LIVING ROOM**
 12' 3" x 11' 9" (3.73m x 3.58m) (approx) Window to front and radiator.
- BEDROOM THREE**
 9' 9" x 9' 4" (2.97m x 2.84m) (approx) Window to side and radiator.
- DINING ROOM**
 9' 8" x 9' 4" (2.95m x 2.84m) (approx) Window to side and radiator. Open into:
- 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.
- 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.
- CELLAR**
 Access from hall or rear of property.
- SNUG**
 11' 9" x 11' 9" (max) (3.58m x 3.58m) (approx) Window to rear and radiator.
- OUTSIDE**
 Parking at back through gates to car port area.
- UTILITY CUPBOARD**
 Space for washing machine and dryer. Sink with mixer tap.
- 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.
- W/C**
 Low level W/C and window to side.

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

