53 Christopher Close, Peterborough, Cambridgeshire PE1 3YA   £235,000

*** GARAGE AND CONSERVATORY! *** '' Well presented, this 3 bedroom semi detached home is the ideal 1st time buy. Featuring an entrance, living room, dining room, kitchen, conservatory, garage which is currently being used as a gym with a store on the back, 3 bedrooms and bathroom. There is ample parking to the front of the property. Viewings highly recommended. ''

ENTRANCE
Door to front and stairs to 1st floor.

LIVING ROOM
13' 3" x 11' 4" (4.04m x 3.45m) approx. Window to front and radiator.

KITCHEN
10' 6" x 6' 4" (3.20m x 1.93m) approx. Fitted with a range of base and eye level units with work surfaces over, sink with mixer tap over, 4 ring gas hob and oven, space for freestanding fridge/freezer, space for undercounter washing machine, wall mounted boiler and window to side.

DINING ROOM
11' 2" x 7' 7" (3.40m x 2.31m) approx. French doors to conservatory, cupboard and radiator.

CONSERVATORY
12' 2" x 9' 9" (3.71m x 2.97m) approx. French doors to rear, door to side and windows to rear and side.

1ST FLOOR
Loft access and cupboard.

BEDROOM ONE
14' 6" (MAX) 11'4" (MIN) x 8' 7" (4.42m x 2.62m) approx. 2x windows to front, over stairs cupboard and radiator.

BEDROOM TWO
8' 5" x 7' 6" (2.57m x 2.29m) approx. Window to rear and radiator.

BEDROOM THREE
7' 4" x 5' 8" (2.24m x 1.73m) approx. Window to rear and radiator.

BATHROOM
7' 2" x 5' 6" (2.18m x 1.68m) approx. Fitted with three piece suite comprising low level W/C, wash hand basin, bath with shower over and heated towel rail. Window to side.

OUTSIDE
The front of the property has parking for several cars.
The rear of the property is laid to lawn, with slabbed area and mature shrubs.

GARAGE
16' 2" x 8' 2" (4.93m x 2.49m) approx. Currently being used as a gym. Open into:

STORE
6' 0" x 6' 2" (1.83m x 1.88m) approx.

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.

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