

**8 Marholm Road, Peterborough PE4 6AY****£157,500**

*** NO ONWARD CHAIN *** " The ideal 1st time buy or investment opportunity awaits! Featuring a porch, living room, kitchen, 2 bedrooms, bathroom, parking space and garden, this end of terrace home is conveniently sold with no onward chain. Council Tax Band - A / EPC Energy Rating - D "

PORCH

2' 8" (min) (0.81m) 5' 0" (max) x 4' 7" (1.52m x 1.40m) (approx) Door to front.

LIVING ROOM

13' 3" x 12' 3" (4.04m x 3.73m) (approx) Window to front, radiator and stairs to first floor.

KITCHEN

9' 6" x 12' 3" (2.90m x 3.73m) (approx) Fitted with a range of base and eye level units with work surfaces over, sink with mixer tap, space for cooker, space for washing machine and cupboard. Door to rear, window to rear, radiator and wall mounted boiler.

FIRST FLOOR LANDING

Access to loft and airing cupboard.

BEDROOM ONE

7' 7" (min) (2.31m) 11' 0" (max) x 12' 3" (max) (3.35m x 3.73m) 9' 1" (min) (2.77m) (approx) Window to front and radiator.

BEDROOM TWO

6' 7" x 7' 8" (2.01m x 2.34m) (approx) Window to rear and radiator.

BATHROOM

6' 5" (min) (1.96m) 9' 8" (max) x 4' 2" (max) (2.95m x 1.27m) 2' 8" (min) (0.81m) (approx) Fitted with a three piece suite comprising low level W/C, wash hand basin and bath with shower over. Window to rear and radiator.

OUTSIDE

We have been advised there is a parking space.

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.

