

**88 Arkwright Way, Peterborough, Cambridgeshire PE4 7EE****£250,000**

*** IMMACULATELY PRESENTED 3 BEDROOM HOME *** "Are you a first time buyer looking to get onto the property ladder? This beautifully presented 3 bedroom semi detached home is modern and turn key ready. Featuring 2 parking spaces, an entrance hall, kitchen/diner, living room with French doors out onto the garden, WC, 3 bedrooms with an en-suite to bedroom one and a family bathroom. Viewings essential. Council Tax Band - C / EPC Energy Rating - B "

ENTRANCE

3' 0" x 17' 2" (0.91m x 5.23m) (approx) Door to front, downstairs cupboard, radiator and stairs to first floor.

W/C

Fitted with a two piece suite comprising of a low level W/C and wash hand basin. Window to front.

LIVING ROOM

10' 1" (min) (3.07m) 12' 0" (max) x 15' 4" (3.66m x 4.67m) (approx) French doors to rear and radiator.

KITCHEN / DINER

8' 7" x 15' 0" (2.62m x 4.57m) (approx) Fitted with a range of base and eye level units with work surfaces over, integrated gas hob and oven, stainless steel sink with mixer tap, space for freestanding fridge / freezer, space for dishwasher and space for washing machine. Window to front and radiator.

FIRST FLOOR

Radiator, cupboard and access to loft.

BEDROOM ONE

8' 5" x 10' 5" (into wardrobe) (2.57m x 3.17m) (approx) Window to rear, radiator and built in wardrobe.

EN-SUITE

5' 3" x 8' 5" (1.60m x 2.57m) (approx) Fitted with a three piece suite comprising low level W/C, wash hand basin and shower cubicle. Window to side and radiator.

BEDROOM TWO

8' 5" x 10' 1" (2.57m x 3.07m) (approx) Window to front and radiator.

BEDROOM THREE

2' 9" (min) (0.84m) 6' 5" (max) x 8' 1" (to cupboard) (max) (1.96m x 2.46m) 7' 2" (min) (2.18m) (approx) Window to rear, cupboard and radiator.

BATHROOM

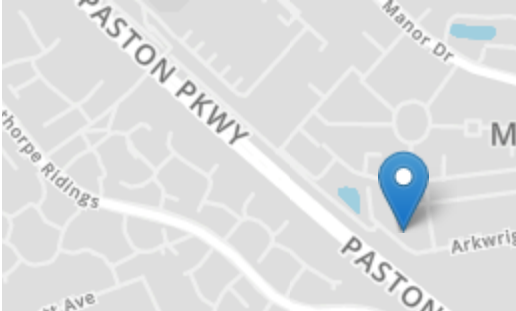
6' 4" x 6' 5" (1.93m x 1.96m) (approx) Fitted with a three piece suite comprising low level W/C, wash hand basin and bath. Window to front and radiator.

AGENT NOTES

Please be advised there will be a service charge for the area from the management company first port.

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.



Energy Efficiency Rating	
Very energy efficient - lower running costs	Current Potential
(92+) A	84 96
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
England, Scotland & Wales	

