



53 CAMPAIGN AVENUE, PETERBOROUGH. PE2 9RN

£270,000



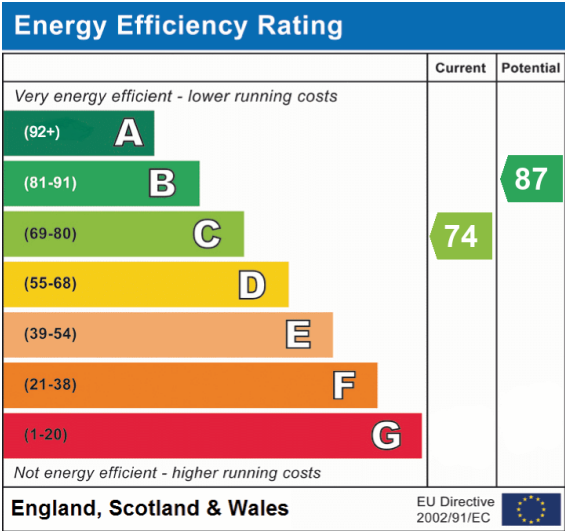
PENNELL & PARTNERS

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ABOUT THE PROPERTY

Offered with NO CHAIN this THREE bedroom townhouse with adjacent GARAGE and DRIEWAY is situated in the highly sought-after Sugar Way development. A well-presented family home offers spacious and modern living across three floors, perfect for first-time buyers, families, or investors alike.

EPC Rating: C (74)



Ground Floor

Entrance Hall

Entrance door, radiator, stairs to first floor landing, coved to ceiling.

Cloakroom

Two piece suite comprising of wash hand basin, low level wc, radiator, tiled s

Kitchen/Breakfast Room

11' 11" x 7' 10" (3.63m x 2.39m) Range of eye and base level unit with worksurfaces over, one and half bowl stainless steel sink with mixer tap over, tiled splashbacks, electric stainless steel double oven and four ring gas hob, stainless steel extractor hood over, plumbing and space for automatic washing machine, space for dishwasher, space for fridge/freezer, tiled floor, UPVC double glazed window to front, radiator.

Lounge/Diner

15' x 14' 10" (4.57m x 4.52m) UPVC double glazed window to side, UPVC double glazed french doors to garden, two radiators, understairs storage cupboard, gas fire set in feature surround, coved to ceiling.

First Floor

Landing

UPVC double glazed window to front, two radiators, coved to ceiling.

Bedroom 2

14' 10" x 10' 10" (4.52m x 3.30m) UPVC double glazed window to rear, double radiator, coved to ceiling.

Bedroom 3

9' 10" x 7' 11" (3.00m x 2.41m) UPVC double glazed window to front, radiator, coved to ceiling.

Family Bathroom

Three piece suite comprising of panel bath with mixer tap and shower attachment over, wash hand basin, low level wc, tiled surround, shaver point, obscure UPVC double glazed window to side, radiator, extractor.

Second Floor

Landing

Master Bedroom

17' 2" x 14' 10" (5.23m x 4.52m) UPVC double glazed window to front, loft hatch, double radiator, eaves cupboard, double glazed velux window to rear, coved to ceiling, cupboard, fitted wardrobes.

Ensuite

Three piece suite comprising of tiled double shower cubicle, wash hand basin, low level wc, tiled splashbacks, extractor fan, radiator, double glazed velux window to rear, shaver point.

Outside

Front Garden

Shrub beds, block paved patio with off road parking to the side for three cars leading to garage.

Single Garage

Up and over door, eaves storage space, power and light connected.

Rear Garden

Mainly laid to lawn, paved patio, variety of plants and shrubs, garden tap, side gated access.