



95 Lea Gardens, Peterborough PE3 6BY

£295,000



*** NO ONWARD CHAIN *** " Located in a highly desirable cul de sac in Peterborough, this 3 bedroom detached bungalow is within walking distance to the City Centre, Train Station and Rowing Lake. The bungalow itself features a garage and parking space to the rear of the property, an entrance hall, generous sized living room, 3 bedrooms (one which would make a perfect dining room with french doors out onto the garden), kitchen and wet room. There is also a lean to area to the side of the property and a generous rear garden. Viewings are essential to appreciate the sought after location, this blank canvas bungalow is situated in! Council Tax Band - D / EPC Rating - C. "

ENTRANCE

Door to front, radiator, loft access (boarded walkway to combi boiler in loft) and airing cupboard with radiator and shelving.

KITCHEN

9' 3" x 11' 9" (2.82m x 3.58m) (approx) Fitted with a range of base and eye level units with work surfaces over, stainless steel sink unit with mixer tap, plumbing for a washing machine, space for a dishwasher, space for an undercounter fridge and freezer. Window to rear and door to:-

LEAN TO

6' 5" x 8' 2" (1.96m x 2.49m) (approx) Door to rear.

LIVING ROOM

11' 9"(max) x 15' 6" (3.58m x 4.72m) (approx) Window to front, window to side and radiator.

BEDROOM 1

11' 0" x 11' 9" (3.35m x 3.58m) (approx) Window to front, built in wardrobe and radiator.

BEDROOM 2

9' 3" x 11' 9" (2.82m x 3.58m) (approx) Window to side and radiator.

BEDROOM 3

9' 6" x 11' 9" (2.90m x 3.58m) (approx) French doors to rear and radiator.

WET ROOM

5' 0" x 7' 8" (1.52m x 2.34m) (approx) Fitted with a three piece suite comprising low level W/C, wash hand basin, shower and radiator. Window to rear.

GARAGE - TO THE REAR OF THE PROPERTY

9' 0" x 11' 7" (2.74m x 3.53m) (approx) Electric door to rear, window to front and door to side. There is one parking space in front of the garage.

AGENT NOTES

Please note the property has previously had subsidence, works have been completed and a certificate is available.

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.

