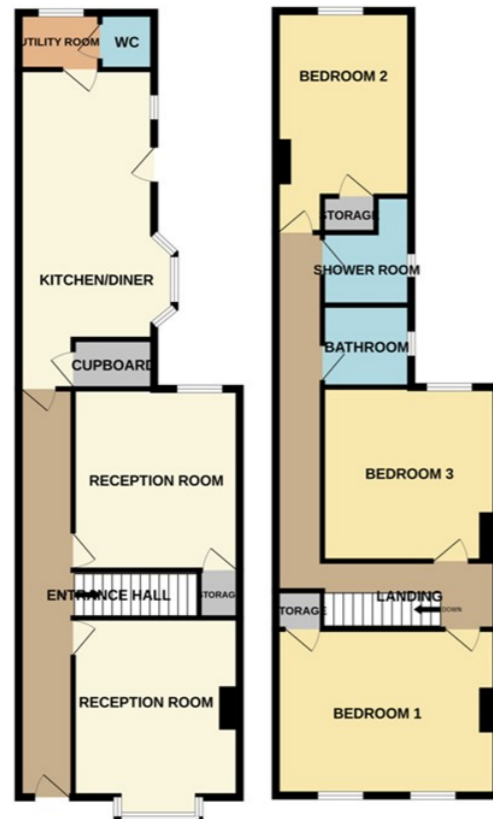




57 All Saints Road, Peterborough PE1 2QT

£300,000



*** Fantastic amount of character *** " Previously a 4 bed, this mid terrace home has been reconfigured to have 2 bathrooms, 3 double bedrooms, 2 reception rooms, a kitchen/diner, utility room, WC and hallway. Located on one of the most sought after streets in PE1, this family home is bursting with character with high ceilings, feature fire places and bay windows, just to name a few. Viewings are highly recommended to appreciate the living space and location this home offers. EPC Energy Rating - D/Council Tax Band B ".

ENTRANCE

Door to front, radiator and stairs to first floor.

LIVING ROOM

10' 7" (max) x 13' 0" (min) (3.23m x 3.96m) 14' 8" (into bay) (4.47m) (approx) Bay window to front and radiator.

RECEPTION ROOM 2

13' 5" x 11' 2" (4.09m x 3.40m) (approx) Window to rear and understairs cupboard.

KITCHEN / DINER

20' 1" x 11' 4"(into bay) (6.12m x 3.45m) 9' 2" (min) (2.79m) (approx) Fitted with a range of base and eye level units with work surfaces over, sink unit with mixer tap, integrated oven, hob and microwave, space for a fridge / freezer and radiator. Cupboard with window to side, bay window to side, door to side.

UTILITY

5' 9" x 4' 9" (1.75m x 1.45m) (approx) Fitted with wall units, plumbing for a washing machine, space for a dryer and radiator. Window to rear.

WC

4' 9" x 3' 3" (1.45m x 0.99m) (approx) Fitted with a low level W/C and wall mounted boiler.

FIRST FLOOR LANDING

1 off access and radiator

BEDROOM 1

16' 1" (max) (4.90m) 15' 2"(min) x 12' 2" ((4.62m x 3.71m) (approx) Two windows to front, cupboard and radiator.

BEDROOM 2

8' 3" (min) (2.51m) 9' 3" (max) x 13' 7" (min)(2.82m x 4.14m) (approx) Window to rear, cupboard and radiator.

BEDROOM 3

10' 3" (min)(3.12m) 12' 1" (max) x 13' (3.68m x3.96m) (approx) Window to rear.

SHOWER ROOM

5' 4"(min)(1.63m) 8' 1"(max) x 6' 6" (min)(2.46m x 1.98m)(approx) (L-Shape) Fitted with a three piece suite comprising low level W/C, wash hand basin and shower cubicle. Window to side.

BATHROOM

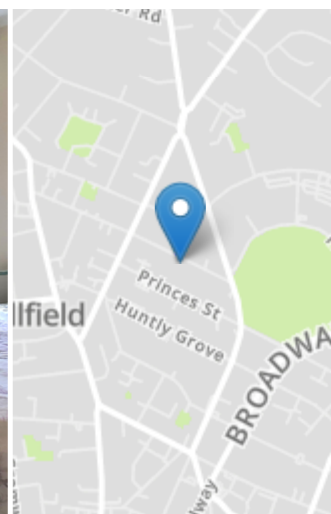
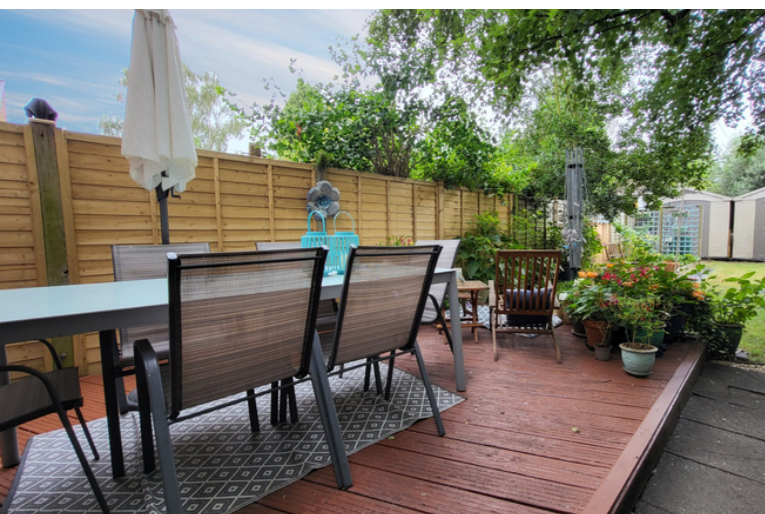
6' 9" x 6' 1" (2.06m x 1.85m) (approx) Fitted with a three piece suite comprising low level W/C , wash hand basin, bath and radiator. Window to side.

OUTSIDE

The front of the property has mature shrubs with pathway leading to front. The rear of the property has fencing, laid to lawn, raised beds, decking area and mature shrubs.

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		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(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		67	89