



31 Tilman Drive, Peterborough, Cambridgeshire PE7 0LU

£280,000



*** BEAUTIFULLY PRESENTED THREE BEDROOM HOME *** " Located in Hempsted, a popular location close to the city centre and Hampton, is this tastefully decorated three bedroom end of terrace property. Featuring a cloakroom, a good sized lounge/diner, kitchen, three bedrooms with an en-suite to bedroom one, garage and off road parking. Viewings are highly recommended. EPC Energy Rating - B/ Council Tax Band - C".

ENTRANCE HALL

Door to front and stairs to first floor.

CLOAKROOM

6' 0" x 3' 1" (1.83m x 0.94m) (approx) Fitted with a two piece suite comprising low level W/C, pedestal wash hand basin and radiator. UPVC double glazed window to front.

LOUNGE / DINER

22' 0" x 9' 9" (6.71m x 2.97m) (approx) UPVC double glazed window to front, Patio door to rear and two radiators.

KITCHEN

15' 8" x 12' 3" (4.78m x 3.73m) (max) 9' 7" (2.92m) (min) (approx) Fitted with a range of base and eye level units with work surfaces over, stainless steel sink unit with mixer tap over, integrated oven, gas hob with extractor fan over, space for a fridge/ freezer, plumbing for a washing machine and understairs cupboard. Patio door to rear.

FIRST FLOOR LANDING

Loft access and cupboard.

BEDROOM 1

10' 0" x 9' 9" (3.05m x 2.97m) (approx) UPVC double glazed window to front, wardrobe and radiator.

ENSUITE

9' 0" x 6' 5" (2.74m x 1.96m) (approx) Fitted with a three piece suite comprising low level W/C, pedestal wash hand basin, double shower cubicle and radiator. UPVC double glazed window to front.

BEDROOM 2

9' 7" x 9' 0" (2.92m x 2.74m) (max) (approx) UPVC double glazed window to rear and radiator.

BEDROOM 3

10' 6" x 6' 4" (3.20m x 1.93m) (approx) UPVC double glazed window to rear and radiator.

BATHROOM

6' 8" x 6' 3" (2.03m x 1.91m) (approx) Fitted with a three piece suite comprising low level W/C, pedestal wash hand basin, bath and radiator.

GARAGE

A single garage with door to side.

OUTSIDE

The rear of the property has fencing, patio area and astro turf.

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.

