

29 Rudyard Grove, Peterborough, PE4 7UJ



Capitol Lettors has not tested any of the equipment or the heating system (if mentioned) in these details. Purchasers are advised to satisfy themselves as to their working order and condition. These particulars do not constitute or form any part of an offer or contract nor may they be regarded as representations. All interested parties must themselves verify their accuracy. All measurements are approximate.

Capitol Lettors

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£250,000 Freehold

Capitol Lettors are excited to offer you this three bedroom detached chalet being sold with no upward chain!

The property located in Gunthorpe offers, entrance hall, living room, dining room, kitchen, bathroom & separate WC, three bedrooms, an enclosed rear garden, front garden, driveway for two vehicles & garage. The property has uPVC double glazing throughout & gas central heating.

Gunthorpe offers easy access to Peterborough City Centre, local shops, schools & other amenities, good links to A15, A16, A47 & other major roads.



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## Entrance Hall

2.42m x 4.20m (7' 11" x 13' 9") Approx  
uPVC door with frosted glass pane, understairs  
cupboard, radiator, airing cupboard, laminate  
flooring.

## Living Room

3.89m x 3.62m (12' 9" x 11' 11") Approx  
uPVC window, radiator, electric fire, Tv point,  
fitted carpet.

## Dining Room

2.87m x 3.62m (9' 5" x 11' 11") Approx  
uPVC window, radiator, laminate flooring.

## Kitchen

4.29m x 2.56m (14' 1" x 8' 5") Approx  
uPVC door with frosted glass pane, uPVC window,  
eye & base level units with complimentary worktop  
& tiled splash backs, stainless steel sink with  
draining board, free standing oven, plumbing for  
washing machine & dishwasher, boiler, radiator,  
tiled flooring.

## Bathroom

1.52m x 1.70m (5' 0" x 5' 7") Approx  
uPVC frosted window, two piece bathroom suite  
comprising of paneled bath with shower off taps,  
folding shower screen & wash hand basin, towel  
radiator, fully tiled walls, tiled flooring.

## WC

0.80m x 1.70m (2' 7" x 5' 7") Approx  
uPVC frosted window, low level WC, tiled flooring.

## Bedroom 3

2.42m x 2.42m (7' 11" x 7' 11") Approx  
uPVC window, radiator, fitted carpet.

## Stairs & Landing

Stairs to 1st floor, uPVC window, loft hatch,  
cupboard in eaves, fitted carpet.

## Bedroom 1

5.21m x 3.65m (17' 1" x 12' 0") Approx  
uPVC window, radiator, fitted wardrobe in eaves,  
fitted carpet.

## Bedroom 2

5.21m x 3.24m (17' 1" x 10' 8") Approx  
uPVC window, radiator, fitted wardrobe in eaves,  
fitted carpet.

## Outside - Rear

Enclosed by fence panels & metal gate to front,  
mainly laid to lawn with shrubs & plants in boards,  
patio area, rear access to garage, outside tap.

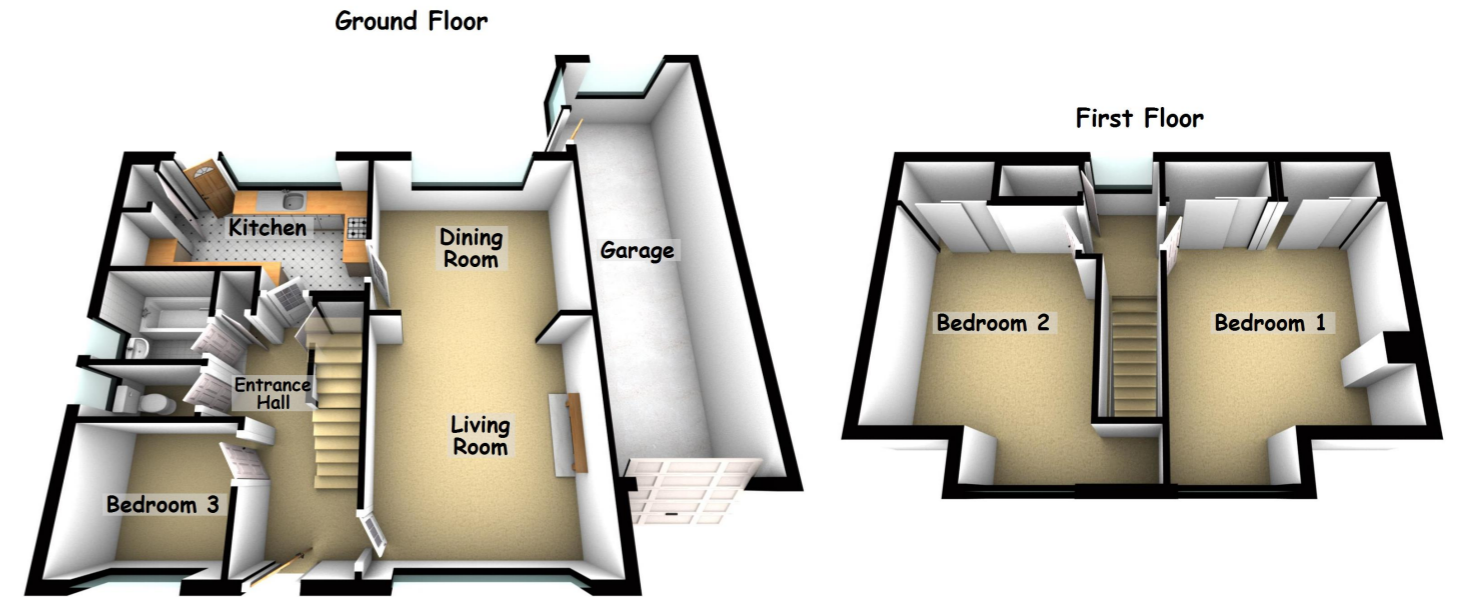
## Outside - Front

Brick wall to front, driveway for 2 vehicles,  
graveled area, path to front door.

## Garage

2.44m x 7.81m (8' 0" x 25' 7") Approx  
Up & over garage door, rear door, 2x windows,  
power & lighting.

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This plan is for illustration purposes only and may not be representative of the property. Plan may not be to scale.  
Plan produced using PlanUp.

Rudyard Grove

