



Padholme Road, Peterborough

Price: Freehold £210,000

- Three Bedrooms
- Two Reception Rooms
- Downstairs Bathroom
- Two Storey Outbuilding
- Enclosed Rear Garden

EPC Rating: D



GROUND FLOOR

LOUNGE: 3.35m x 3.38m (11'02" plus recess x 11'09" max) UPVC Double glazed entrance door. UPVC Double glazed window to front. Radiator. Log burner.

INNER HALL: Stairs to first floor.

DINING ROOM: 3.08m x 3.65m (10'11" plus recess x 12') UPVC Double glazed window to rear. Radiator. Log burner. Built in under stairs cupboard.

KITCHEN: 3.98m x 2.13m (13'09" x 7') UPVC Double glazed window to side. Fitted with a range of base and wall units. Stainless steel sink and drainer. Wall mounted boiler. Built in cupboard.

LOBBY: UPVC Double glazed door to garden. Built in cupboard.

BATHROOM: UPVC Frosted double glazed window to side. Low level WC. Wash hand basin. Bath with wall mounted electric shower over. Radiator. Heated towel rail.

FIRST FLOOR

LANDING: UPVC Frosted double glazed window to side.

BEDROOM: 3.37m x 3.36m (11'08" x 11'05") UPVC Double glazed window to front. Radiator. Built in cupboard with loft access.

BEDROOM: 2.45m x 3.05m (8'07" plus recess x 10'02" max) UPVC Double glazed window to rear.

BEDROOM: 3.98m x 2.13m (13'07" max x 7') UPVC Double glazed window to rear. Radiator.

OUTSIDE

REAR GARDEN: Enclosed by fencing. Side access gate. Laid to lawn area. Path leading to;

OUTBUILDING: Entrance area: 1.65m x 2.57m (5'5" x 8'5") Entrance door and window. Stairs to first floor. Opening to store/work area: 2.54m x 2.82m (8'4" x 9'3"). Second floor: 4.70m x 2.54m (15'5" x 8'4")



1: These particulars do not constitute part or all of an offer or contract. 2: The measurements indicated are supplied for guidance only and as such must be considered incorrect. 3: Potential buyers are advised to recheck the measurements before committing to any expense. 4: Sharman Quinney has not tested any apparatus, equipment, fixtures, fittings or services and it is the buyers interests to check the working condition of any appliances. 5: Sharman Quinney has not sought to verify the legal title of the property and buyers must obtain verification from their legal representative. 6: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask your co-operation in order that there will be no delay in agreeing the sale. Ref: PTB206637 - 0001

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This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

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