



Rudyard Grove, Peterborough
£270,000 OIEO Freehold

**Sharman
Quinney**

Key Features



- Three Bedrooms
- Downstairs Shower Room
- Upstairs Bathroom
- Off Road Parking
- Enclosed Rear Garden

GROUND FLOOR

ENTRANCE HALL: Entrance door. Radiator. Built in under stairs cupboard. Stairs to first floor with stair lift.

LOUNGE: 6.41m x 3.38m (21'04" max x 11'11" plus recess) UPVC Double glazed window to front. Two radiators. Gas fire.

KITCHEN: 3.65m x 3.06m (12' x 10'05") UPVC Double glazed window to rear. Door to side. Fitted with a range of base and wall units. Sink and drainer with mixer tap. Built in oven with fitted hob and cooker hood over. Floor standing boiler.

BEDROOM/DINING ROOM: 2.74m x 2.77m (9'02"



x 9'10") UPVC Double glazed window to rear. Radiator.

SHOWER ROOM: UPVC Frosted double glazed window to side. Low level WC. Wash hand basin with mixer tap set in vanity unit. Shower cubicle with mains shower. Heated towel rail.

FIRST FLOOR

LANDING: Loft access.

BEDROOM: 3.38m x 3.38m (11'11" max x 11'11" max) UPVC Double glazed window to front. Radiator. Eaves storage.

BEDROOM: 3.38m x 2.77m (11'11" x 9'11") UPVC Double glazed window to rear. Radiator. Built in wardrobe. Built in airing cupboard housing hot water cylinder. Eaves storage.

BATHROOM: Two UPVC Frosted double glazed windows to side. Low level WC. Wash hand basin with mixer tap set in vanity unit. Bath with mains shower over. Heated towel rail.

OUTSIDE

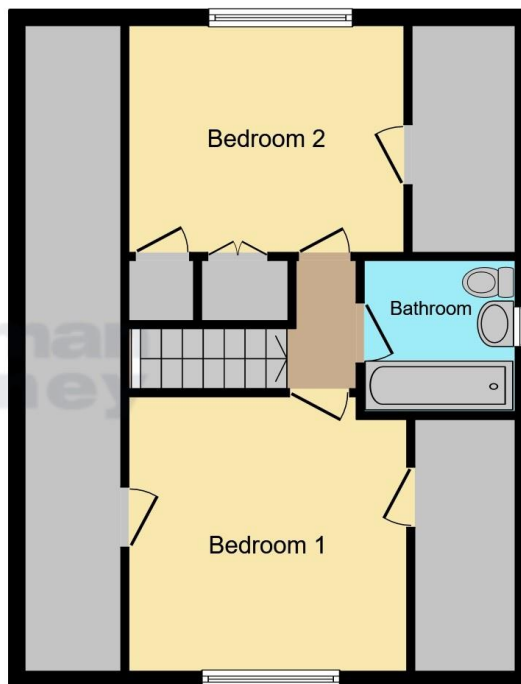
FRONT: Driveway providing off road parking.

FORMER GARAGE: Currently divided into three separate sections. UPVC Double glazed windows and doors. Power and lighting.





Ground Floor



First Floor

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


REAR GARDEN: Enclosed by fencing. Side access gate. Patio area. Artificial lawn area with shrub borders. Pergola.

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