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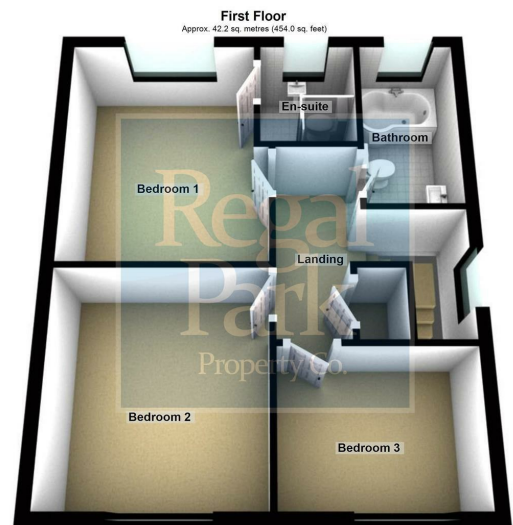
Lyvelly Gardens, Central, Peterborough, PE1 5RX
Offers in excess of £300,000
Freehold

CUL-DE-SAC* *CLOSE TO LOCAL AMENITIES* *EASY ACCESS TO A15/A16/A47* *RE-FITTED BATHROOM* *RE-FITTED EN-SUITE
 Regal Park are pleased to offer this well presented 3 Bedroom Detached Family Home in the popular Central location of Lyvelly Gardens. The property is situated in a cul-de-sac and is close to local amenities and is within easy access to A15/A16/A47 and comprises; Entrance Hall, Lounge, Dining Room, Kitchen, Conservatory, Cloakroom. The first floor has the Master Bedroom with Re-Fitted En-Suite, 2 further Bedrooms and a Re-Fitted Bathroom. There is a Driveway and Integral Garage and enclosed rear garden. Viewings Highly Recommended.

EPC Rating: C

Energy Efficiency Rating	Environmental Impact (CO ₂) Rating
A	A
B	B
C	C
D	D
E	E
F	F
G	G





Hall

UPVC double glazed window to side, fitted carpet, door to:

Lounge

17'1" x 11'7" max (5.21m x 3.53m max)

UPVC double glazed window to front, double radiator, fitted carpet, telephone point, TV point, open to:

Dining Room

8'9" x 9'8" (2.67m x 2.95m)

Radiator, fitted carpet, uPVC double glazed french double doors to garden, door to:

Kitchen

8'9" x 9'8" (2.67m x 2.94m)

Fitted with a matching range of base and eye level units with worktop space over, stainless steel sink unit with mixer tap, under-unit lighting, integrated fridge/freezer and dishwasher, fitted electric fan assisted oven, built-in four ring gas hob with extractor hood over, uPVC double glazed window to rear, radiator, tiled flooring, uPVC double glazed door to:

Conservatory

10'6" x 9'10" (3.20m x 3.00m)

Half brick and uPVC double glazed construction with uPVC double glazed windows and double glazed polycarbonate roof, tiled flooring, uPVC double glazed french double doors to garden, uPVC double glazed obscure door to side.

Inner Hallway

Stairs, fitted carpet, door to:

Cloakroom

Fitted with a two piece suite comprising, wash hand basin with cupboards under and low-level WC, tiled flooring, double door to storage cupboard with plumbing for washing machine and space for tumble dryer.

Landing

UPVC obscure double glazed window to side, radiator, fitted carpet, storage cupboard with hot water cylinder, door to:

Bedroom 1

12'0" x 10'0" max (3.66m x 3.05m max)

UPVC double glazed window to rear, radiator, fitted carpet, telephone point, door to:

En-Suite Wet Room

Re-fitted with a three piece suite comprising walk in shower cubicle with fitted rain shower over, wash hand basin with cupboards under and back to wall WC, fully tiled walls, uPVC obscure double glazed window to rear, heated towel rail, tiled flooring.

Bedroom 2

10'10" x 10'1" (3.30m x 3.07m)

UPVC double glazed window to front, radiator, fitted carpet.

Bedroom 3

7'2" x 9'5" (2.18m x 2.87m)

UPVC double glazed window to front, radiator, fitted carpet.

Bathroom

Re-Fitted with a three piece suite comprising of a 'P' shaped bath with rain shower over, wash hand basin with drawers under and WC, mirror with light, fully tiled walls, uPVC obscure double glazed window to rear, heated towel rail, tiled flooring.

Outside

There is a Driveway to the front providing off road parking, leading to an integral garage (15'10" x 8'1") with side personal door, power and light connected, wall mounted boiler, metal up and over door.

The rear garden has a patio area, laid to lawn, outside tap, outside lighting, outside power socket, gated access both sides.

Offer Procedure and Mortgage Assistance

In compliance with The Estate Agents (Undesirable Practices) Order 1991, we are under an obligation to check into a Purchaser's financial situation before recommending an offer to a Vendor.

Therefore, prior to any offers being accepted, you will be required to make an appointment in order for us to financially qualify your offer.

If you are making a cash offer, which is not subject to the sale of a property, written confirmation of the availability of the cash will be required before your offer can be qualified.

With so many mortgage schemes available and so many lenders trying to tempt you, how do you know what is the right scheme for you?

Our recommended Mortgage Company will be pleased to provide you with mortgage advice and recommendations unique to your individual circumstances and they will guide you through the process.

For further details, please call our office on 01733 560650.

Your home may be repossessed if you do not keep up repayments on your mortgage.