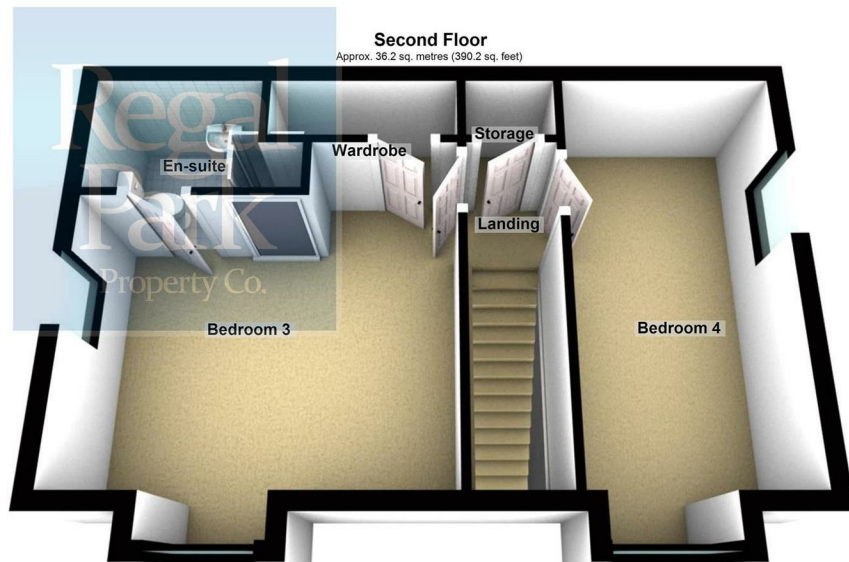
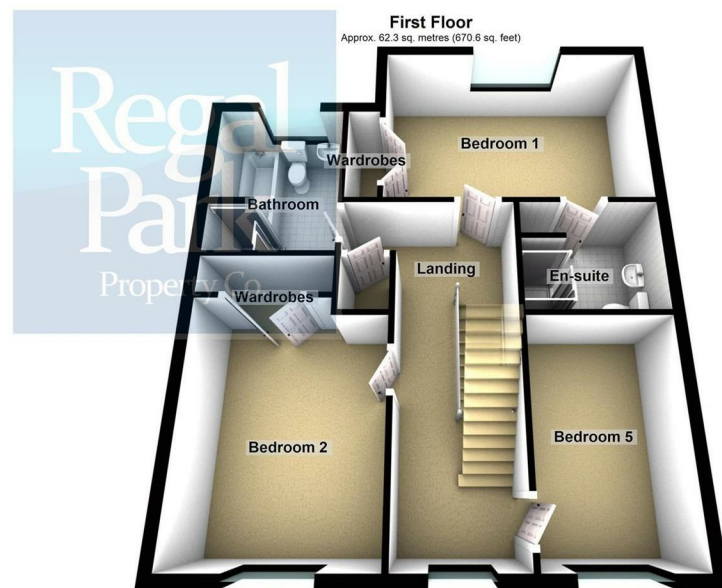


Total area: approx. 162.6 sq. metres (1749.8 sq. feet)



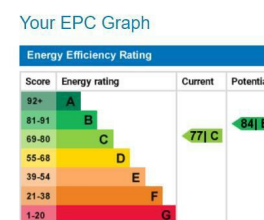
**Foster Road, Sugar Way, Peterborough, PE2 9RS**

**\*GUIDE PRICE (£450,000 - £475,000)**

**\*WALKING DISTANCE TO CITY CENTRE AND TRAIN STATION\* \*CLOSE TO LOCAL AMENITIES\***  
 Regal Park are pleased to offer this well presented 5 Double Bedroom Detached Family Home in the popular location of Sugar Way. The property is situated close to local amenities and is within walking distance to city centre and train station. The property comprises; Entrance Hall, Study, Dining Room, Cloakroom, Kitchen/Breakfast Room, Lounge. The first floor has the Master Bedroom with built in wardrobes and En-Suite, Bedroom 2 with built in wardrobes, Bedroom 5 and a Four Piece Bathroom. The top floor has Bedroom 3 with built in wardrobe and En-Suite and Bedroom 4.  
 There is parking to the front of the property and a Double Driveway to the rear leading to a Double Garage and enclosed rear garden.  
 Viewings Highly Recommended.

EPC Rating: C

**Guide price £450,000**  
**Freehold**



**Disclaimer**  
 Important Notice: In accordance with the PROPERTY MISDESCRIPTIONS ACT (1991) we have prepared these sales particulars as a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. Neither has the Agent checked legal documentation to verify the legal status of the property or the validity of any guarantee. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts. The copyright of all details, photographs and floor plans remain exclusive to Regal Park.

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### Entrance Hall

Radiator, laminate flooring, under-stairs storage cupboard, stairs, door to:

### Study

10'1" x 7'4" (3.07m x 2.23m)

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

### Dining Room

9'8" x 10'2" (2.95m x 3.10m)

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

### Cloakroom

UPVC obscure double glazed window to side, fitted with two piece suite comprising, pedestal wash hand basin and low-level WC, radiator, laminate flooring.

### Kitchen/Breakfast Room

14'3" x 10'2" (4.34m x 3.10m)

Fitted with a matching range of base and eye level units with worktop space over, sink unit with mixer tap, wall mounted concealed boiler, plumbing for washing machine and dishwasher, space for fridge/freezer and tumble dryer, fitted electric oven, built-in four ring gas with extractor hood over, uPVC double glazed window to rear, double radiator, tiled flooring, door to side.

### Lounge

17'10" x 14'2" max (5.44m x 4.32m max)

Two uPVC double glazed windows, two double radiators, fitted carpet, telephone point, TV point, uPVC double glazed french double doors to garden.

### First Floor and Landing

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

### Bedroom 1

10'0" x 14'3" (3.05m x 4.34m)

UPVC double glazed window to rear, radiator, fitted carpet, TV point, built in double wardrobes, door to:

### En-Suite

Fitted with three piece suite comprising pedestal wash hand basin, recessed double shower cubicle with fitted shower over and low-level WC, tiled surround, radiator, vinyl flooring.

### Bedroom 2

13'2" x 10'5" (4.01m x 3.18m)

UPVC double glazed window to front, double radiator, fitted carpet, built-in double wardrobes.

### Bedroom 5

12'1" x 7'7" (3.69m x 2.31m)

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

### Bathroom

Fitted with four piece suite comprising deep panelled bath, pedestal wash hand basin, tiled shower cubicle with fitted shower over and low-level WC, tiled surround, shaver point, uPVC obscure double glazed window to rear, radiator, tiled flooring.

### Second Floor and Landing

Fitted carpet, storage cupboard, door to:

### Bedroom 3

13'9" x 13'0" max (4.19m x 3.96m max)

UPVC double glazed window to side, uPVC double glazed window to front, double radiator, access to loft, built-in wardrobe, door to:

### En-Suite

Fitted with three piece suite comprising pedestal wash hand basin, recessed tiled shower cubicle with fitted shower over and low-level WC, tiled surround, double radiator, vinyl flooring.

### Bedroom 4

16'9" x 7'8" (5.11m x 2.34m)

UPVC double glazed window to side, uPVC double glazed window to front, double radiator, fitted carpet, telephone point, TV point.

### Outside

There is parking to the front of the property and a double driveway to the rear leading to a double garage, with side personnel door to garden.

The rear garden has a patio area, outside tap, lawn area, apple tree, access to front and rear.

### 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.

