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Penwald Court, Peakirk, Peterborough, PE6 7HD

Offers in excess of £300,000

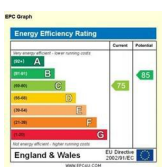
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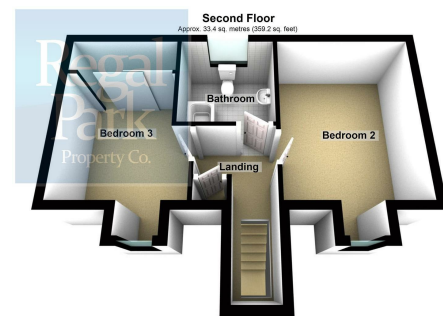
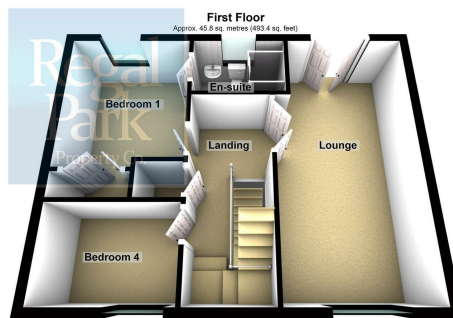
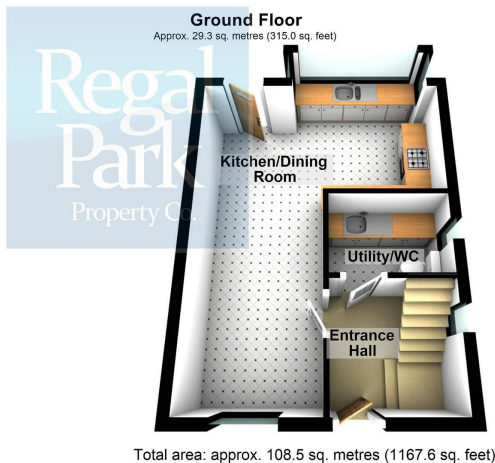
POPULAR VILLAGE LOCATION* *CATCHMENT FOR ARTHUR MELLOWS VILLAGE COLLEGE

Regal Park are pleased to offer this well presented 4 Bedroom End Terrace House in the popular village location of Peakirk. The property is situated within easy access to A15 and close to local amenities and comprises; Entrance Hall, Utility/WC, Kitchen/Dining Room. The first floor has the Lounge, Bed 1 with En-Suite and Bedroom 4. The top floor has Bedrooms 2 & 3 and a Bathroom. There is a Driveway to the side providing off road parking and enclosed rear garden.

Viewings Highly Recommended.

EPC Rating: C





Entrance Hall

UPVC double glazed window to side, radiator, laminate flooring, under-stairs storage cupboard, stairs, door to:

Utility/WC

4'10" x 6'0" (1.47m x 1.83m)

Fitted with a matching range of base and eye level units with worktop space over, stainless steel sink unit with mixer tap, plumbing for washing machine, space for tumble dryer, uPVC obscure double glazed window, radiator, tiled flooring, close coupled WC.

Kitchen/Dining Room 'L' Shape

19'3 x 15'3" max (5.87m x 4.65m max)

Fitted with a matching range of base and eye level units with worktop space over, stainless steel sink unit with mixer tap, integrated dishwasher, space for fridge/freezer, fitted electric oven, built-in four ring gas hob with extractor hood over, UPVC double glazed box window to rear, uPVC double glazed window to front, two radiators, tiled flooring, TV point, door to garden.

First Floor and Landing

Radiator, fitted carpet, storage cupboard with hot water cylinder, stairs, door to:

Lounge

19'5" x 9'11" max (5.92m x 3.02m max)

UPVC double glazed window to front, two radiators, fitted carpet, telephone point, TV point, uPVC double glazed french double doors to juliet balcony.

Bedroom 1

10'1" x 9'1" max (3.07m x 2.77m max)

UPVC double glazed window to rear, radiator, fitted carpet, telephone point, TV point, built-in double wardrobe(s), door to:

En-suite

Fitted with three piece suite comprising pedestal wash hand basin, tiled double shower cubicle with fitted shower over and close coupled WC, shaver point, uPVC obscure double glazed window to rear, radiator, vinyl flooring.

Bedroom 4

6'7" x 9'1" (2.01m x 2.77m)

UPVC double glazed window to front, radiator, laminate flooring, telephone point.

Second Floor and Landing

Fitted carpet, storage cupboard with wall mounted boiler, skylight window, door to:

Bedroom 2

9'11" x 14'1" max (3.02m x 4.29m max)

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

Bedroom 3

9'11" x 14'1" max (3.02m x 4.29m max)

UPVC double glazed window to front, radiator, fitted carpet, TV point, built-in wardrobe(s) with sliding doors.

Bathroom

Fitted with three piece suite comprising deep panelled bath with shower and folding glass screen, pedestal wash hand basin and close coupled WC, tiled surround, uPVC obscure double glazed window to rear, vinyl flooring.

Outside

There is a Driveway & Car Port to the side of the property, providing off road parking.

The rear garden has a patio area, lawn, shed, outside tap, gated side access.

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.

Disclaimer: 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.