

Peterborough
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7 Office Village, Cygnet Park, Peterborough, PE7 8GX



Fane Road, Walton, Peterborough, PE4 6ER
Offers in excess of £290,000
Freehold

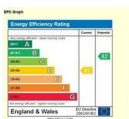
POPULAR LOCATION* *CLOSE TO LOCAL AMENITIES* *EASY ACCESS TO A47/A15/A16

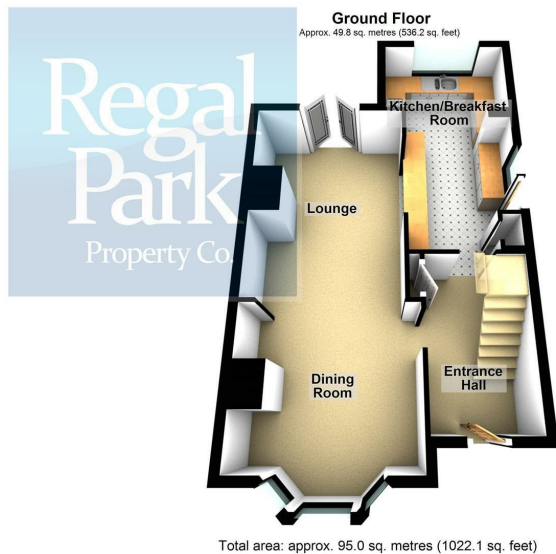
Regal Park are pleased to offer this Extended 3 Bedroom Semi Detached House in the popular location of Walton. The property is situated close to local amenities and is within easy access to A47, A15, A16 and comprises of; Entrance Hall, Kitchen/Breakfast Room, Lounge, Dining Room. the first floor has 3 Bedrooms and a Four Piece Bathroom.

There is a Driveway providing off road parking and Single Garage and a good size rear garden.

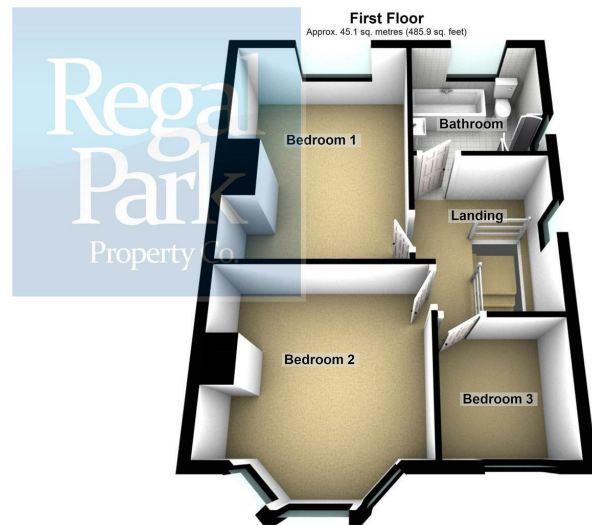
Viewings Highly Recommended.

EPC: D





Total area: approx. 95.0 sq. metres (1022.1 sq. feet)



Entrance Hall

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

Kitchen/Breakfast Room

17'9" x 9'5" max (5.41m x 2.87m max)

Fitted with a matching range of base and eye level units with worktop space over, sink unit with mixer tap, plumbing for slimline dishwasher and washing machine, space for fridge/freezer, fitted eye level electric fan assisted oven, built-in four ring induction hob with pull out extractor hood over, uPVC double glazed window to rear, uPVC double glazed window to side, cupboard with wall mounted boiler, tiled flooring, uPVC double glazed door to side, archway open to Lounge.

Dining Room

10'5" x 11'11" (3.18m x 3.63m)

UPVC double glazed bay window to front, radiator, laminate flooring, open plan to:

Lounge

14'9" x 10'11" (4.50m x 3.33m)

Radiator, laminate flooring, uPVC double glazed french double doors to garden, wood burner.

Stairs and Landing

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

Bedroom 1

14'3" x 10'10" max (4.34m x 3.30m max)

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

Bedroom 2

10'7" x 11'11" (3.23m x 3.63m)

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

Bedroom 3

7'3" x 6'11" (2.21m x 2.11m)

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

Bathroom

Fitted with four piece suite comprising deep panelled bath with hand shower attachment over, wash hand basin with drawers under, shower cubicle with fitted power shower over and close coupled WC, tiled surround, uPVC obscure double glazed window to rear, uPVC obscure double glazed window to side, heated towel rail, vertical radiator, tiled flooring.

Outside

There is a Driveway to the front providing off road parking and a Single Garage with rear personnel door.

The rear garden has a patio area, outside lighting, steps down to lawn area with mature flowers and trees, timber workshop.

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 MISDESCRIPTORS 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.