

Peterborough
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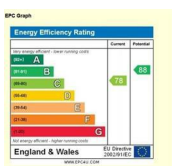
22 Clement Drive, Sugar Way, Peterborough, PE2 9RQ

£1,400 Per month

WALKING DISTANCE TO CITY CENTRE & TRAIN STATION* *CLOSE TO LOCAL AMENITIES* *EASY ACCESS TO A1* *RE-DECORATED* *NEW CARPETS
Regal Park are pleased to offer this well presented 5 Bedroom Townhouse in the popular location of Sugar Way. The property is situated close to local amenities and is within walking distance to train station and city centre and is within easy access to A1. The property comprises; Entrance Hall, Cloakroom, Kitchen/Dining Room. The first floor has the Lounge, Bedroom 3, Bedroom 5/Study and a Bathroom. The top floor has the Master Bedroom with built in wardrobes and En-Suite, Bedrooms 2 & 4.

There is a Driveway & Integral Garage and rear garden.
Viewings Highly Recommended.

EPC: C





Entrance Hall

Laminate flooring, radiator, magnolia walls, smoke detector, light shade.

Cloakroom

Fitted with a two piece suite, comprising; WC, wash hand basin, radiator, laminate flooring, magnolia walls, towel ring, toilet roll holder, UPVC obscure double glazed window with blind.

Kitchen/Dining Room

13'8" x 15'8" max (4.17m x 4.78m max)

Fitted with a matching range of base, drawer and eye level units with worktop space over, sink unit with mixer tap, plumbing for washing machine, space for fridge/freezer, fitted electric oven with built in 4 ring gas hob, double radiator, laminate flooring, magnolia walls, UPVC double glazed window to rear with net curtain, UPVC double glazed french double doors to garden with curtain pole and curtains, boiler, CO alarm, two light pendants.

First Floor and Landing

Fitted carpet, smoke detector, magnolia walls, light shade.

Lounge

15'4 x 11'7" (4.67m x 3.53m)

Fitted carpet, magnolia walls, two double radiators, UPVC double glazed window to rear with net curtain, curtain pole and curtains, UPVC double glazed french double doors to Juliet balcony with curtain pole and curtains, two light fittings.

Bedroom 3

9'10" x 9'11" max (3.00m x 3.02m max)

UPVC double glazed window to front with net curtain, curtain pole and curtains, magnolia walls, fitted carpet, light shade.

Bedroom 5/Study

6'7" x 6'10" (2.01m x 2.08m)

UPVC double glazed window to front with net curtain, curtain pole and curtains, fitted carpet, magnolia walls, light shade.

Bathroom

Fitted with a four piece bathroom, shower cubicle, bath with shower over, pedestal wash hand basin, WC, mirror with shaver point, magnolia walls, vinyl flooring.

Second Floor and Landing

Fitted carpet, smoke detector, magnolia walls, light shade, storage cupboard.

Bedroom 1

9'8" x 12'7" max (2.95m x 3.84m max)

UPVC double glazed window to front with net curtains, curtain pole and curtains, radiator, fitted carpet, magnolia walls, two built in wardrobes, light shade.

En Suite

Fitted with a three piece suite, comprising of a shower cubicle, pedestal wash hand basin, WC, radiator, UPVC obscure double glazed window with net curtain, mirror, vinyl flooring.

Bedroom 2

9'0" x 13'4" max (2.74m x 4.06m max)

UPVC double glazed window to rear with curtain pole and curtains, fitted carpet, magnolia walls, light pendant.

Bedroom 4

10'7" x 5'11" max (3.23m x 1.80m max)

UPVC double glazed window to rear with net curtains, curtain pole and curtains, fitted carpet, magnolia walls, light pendant.

Outside

There is a Driveway to the front providing off road parking, leading to a Single Garage with power and light connected. The rear garden has a patio area, mainly laid to gravel.